



The Rampart
Bewick Court, 51- 53 Cinque Port Street, Rye, East Sussex TN31 7AN

**The Rampart, Bewick Court, 51 – 53 Cinque Ports Street,
Rye, East Sussex TN31 7AN
Guide Price £749,950**

This beautifully crafted modern detached 3 bedroom house with walled garden and separate garage/store, forms part of a select private development and occupies a very discrete, yet incredibly convenient location in the heart of the Conservation of Rye, close to all the many local amenities on offer.

Designed by Jonathan Dunn Architects and built in 2015, this contemporary, low maintenance, energy efficient one-off home, has been built to maximise the space available and engage with the built environment around it. Encased by the old stone walls of the town, its striking architectural profile, clad in Kebony timber, compliments its setting rather than fights with it. Inside, the clean lines and minimalist interiors offer a stylish coastal feel that stands out and feels appropriate to its surroundings.

At ground floor level, the lovely open plan living space that incorporates a sleek kitchen / dining area to one end and lounge area to the other, unfolds with extensive glazing to the rear connecting it to the outside terrace beyond. The landing and three bedrooms on the first floor all have part pitched ceilings which bring height and volume and give a feeling of freshness and airiness. In addition, the cloakroom, main bathroom and en-suite shower room are all of a high specification.

This wonderful property also benefits from a walled decked terrace and separate garage with generous storage area and would be ideal for anyone looking for a welcoming retreat, "lock up and leave" property or second home in the heart of Rye, just a couple of minutes' walk from the main shopping area and all the many amenities on offer.

- Architect designed one-off 3 bedroom detached home
- Low maintenance, energy efficient contemporary living
- Built to exacting standards in 2015 / Private select close
- Decked terrace garden enclosed by old town walls
- Separate Garage with electric door & generous storage area
- Envious tucked away location in the heart of Rye
- Walking distance of all the many local amenities on offer
- Mainline station close by with lines to Brighton & Ashford
- Perfect permanent home / holiday retreat / "lock up & leave"

SITUATION: "The Rampart" is tucked away in the heart of the Conservation Area of the historic Cinque Port town of Rye, renowned for its cobbled streets, period architecture and beautiful parish church. The town caters for every day modern life and has a range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a Kino cinema complex. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue, both on and off the water. The railway station, which is only a short walk away, has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

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GROUND FLOOR Galvanised metal steps from the inner courtyard of the private development lead up to an open **ENTRANCE PORCH**. An oak door with frosted glazed panel on one side opens into a **ENTRANCE HALL** where there is space for cloaks. Turned oak staircase with wrought iron balustrade and large built-in cupboard under housing the underfloor heating controls. Engineered oak floor with underfloor heating. Doors to cloakroom and open plan living space.

CLOAKROOM Consists of concealed cistern WC and corner wash basin with storage under. Metro tiles to wall. Tiled floor with underfloor heating.

OPEN PLAN LIVING 27'7 x 16'4. This spacious triple aspect open plan living area, with its views over the decked terrace and old walls, is most definitely the hub of this home. To one end is a high quality contemporary kitchen whose minimalistic aesthetic compliments the feel of this home perfectly. High gloss white handleless units with granite worktops give a sleek, clean feel. Under mounted stainless steel sink with mixer tap and handheld spout. Bosch built-in double oven and 5 burner gas hob with extractor above. Integrated dishwasher and fridge / freezer. Space and plumbing for washing machine. Vaillant gas combi boiler.

Next to the kitchen is the perfect space for a dining table and chairs and beyond this, the room opens up into a lovely sitting area with glazed sliding doors across the back. While the engineered oak floor with under floor heating below adds warmth to the space, the huge amount of glazing adds natural light, making it perfect for all season living.

Stairs from the ground floor lead to a light, airy **FIRST FLOOR LANDING** space where there is a vaulted ceiling with Velux window. Built-in shelving. Doors open into the bedrooms and main bathroom.

BEDROOM 1 & EN-SUITE 12'4 x 9'2. This lovely double bedroom with its vaulted ceiling looks out to the rear and has a range of fitted wardrobes and cupboards to one wall and a good size contemporary en-suite shower room. NB: Measurement is for bedroom only.

BEDROOM 2 12'0 x 9'2. Double bedroom with vaulted ceiling, built-in wardrobe and window to front.

BEDROOM 3 8'3 x 7'1. The smallest of the three bedrooms, this room would also be perfect as a study, home office or hobby room. Vaulted ceiling and window to the front.

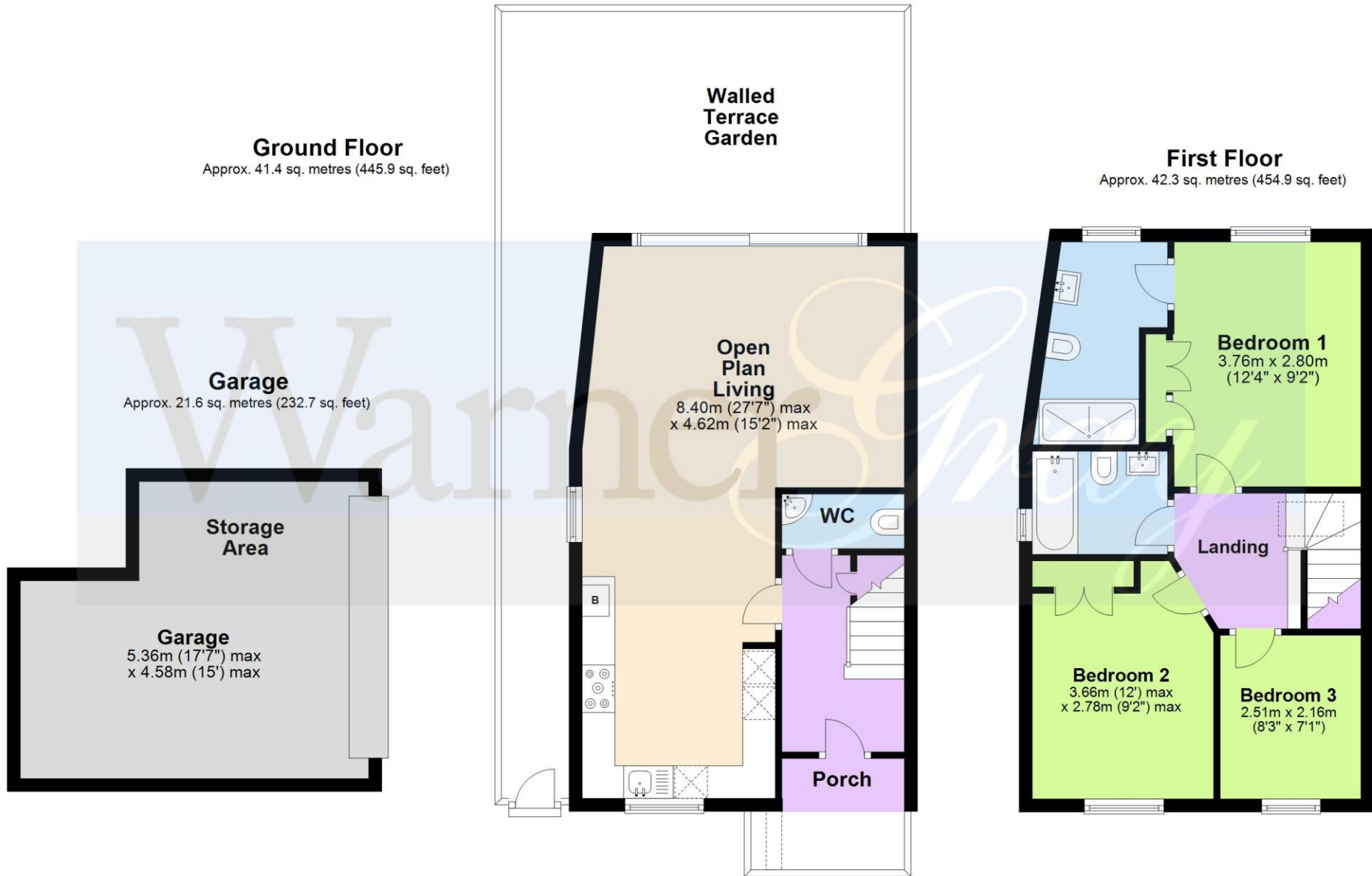
BATHROOM The bathroom, with its lime washed matchboard panelling, has a stylish modern coastal feel and consists of: a panelled bath with glass screen, fixed head rain shower above and hand held shower attachment; concealed cistern WC; vanity unit with wash basin and storage under; and heated towel rail.

OUTSIDE The property is approached through an archway which leads to a private courtyard, accessed only by the residents in this small exclusive development. "The Rampart" is situated at the end of the courtyard, adjacent to which is a large single garage with remote controlled up and over door and generous storage space. To the side of the house is a gate which gives access to the rear walled decked terrace which is solely for the use of this house.

SERVICES: Mains water, electricity, gas and drainage. EPC Rating: B. Local Authority: Rother District Council. Council Tax Band: E. Ultrafast Broadband Speed.

Freehold property with Leasehold Garage (999 years). We understand the service charge is currently £408 per annum. Location Finder : what3words: ///parsnips.lame.node





Total area: approx. 105.3 sq. metres (1133.4 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.
Plan produced using PlanUp.

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