

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a central position in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St. Pancras in 37 minutes and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A Grade II Listed property, originally forming one larger medieval building with the adjoining No 15 but divided later and altered during the eighteenth/nineteenth centuries. The property was refaced with a yellow brick and mathematical tile frontage beneath a wide wooden eaves cornice with modillions all under a pitched tiled roof. The accommodation is arranged over three levels, as shown on the floor plan.

A part glazed front door with a flat hood above opens into an entrance lobby with an inner door that leads to a sitting room, which has a window to the front overlooking Market Street and a cast iron fireplace with a delft style tiled surround and built in cupboards to either side. From the inner hall, stairs lead to the first floor and there is a cloakroom with a low level w.c and wash basin.

To the rear is a modern open plan kitchen/breakfast room and dining room with a large roof lantern, tiled floor and full height glazed sliding doors opening to the garden. The kitchen area is fitted with a range of cupboards and drawers beneath an L shaped work surface including a breakfast room with tiled surrounds, an inset ceramic hob, built in oven, an inset sink unit with mixer tap, an integrated dishwasher and below counter space and plumbing for a washing machine.

On the first floor, there is a landing with stairs to the second floor. Bedroom 1 has a large sash window to the front and exposed timber framing. Bedroom 3 has a window to the rear providing townscape views and a built-in airing cupboard with hot water tank and gas boiler. The bathroom has fittings comprising a panelled bath with a wall mounted shower above, close coupled w.c and pedestal wash basin.

On the second floor, there is an attic bedroom 2 with two dormer windows to the front and exposed timber framing.

Outside: To the rear of the property is a wall enclosed garden extending to about 35' in depth being set down to paving with a raised bed to one side with a camellia and climbing roses, together with a brick built outside store.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity, water, gas and drainage.

Predicted mobile phone coverage: 02, EE, Three and Vodafone  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Guide price: £695,000 Freehold

14 Market Street, Rye, East Sussex TN31 7LA



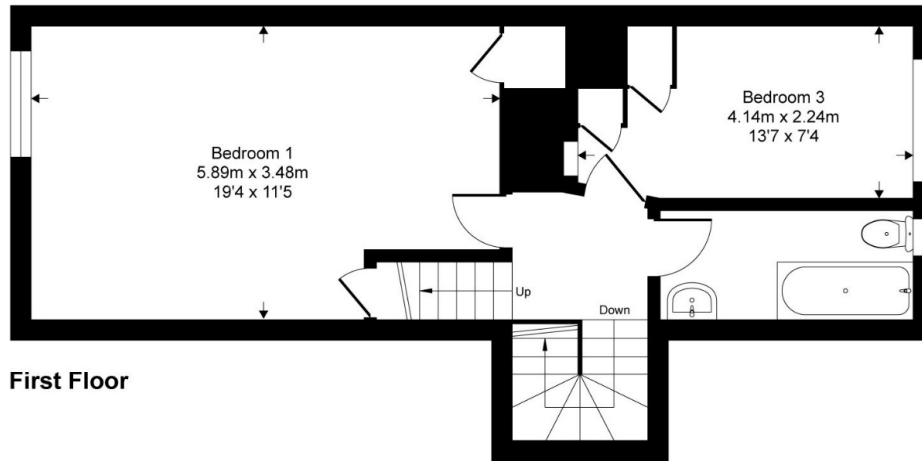
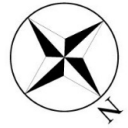
Part of a charming Grade II Listed Tudor period house with a Georgian frontage situated in the central Conservation Area of the Ancient Town with a walled garden to the rear and an outlook to the front towards the Town Hall and St Mary's church.

- Entrance lobby • Sitting room • Open plan kitchen/breakfast room and dining room • Inner hall • Cloakroom
- Landing • 3 Bedrooms • Bathroom • Gas central heating • EPC rating D • Walled rear garden • Outside store

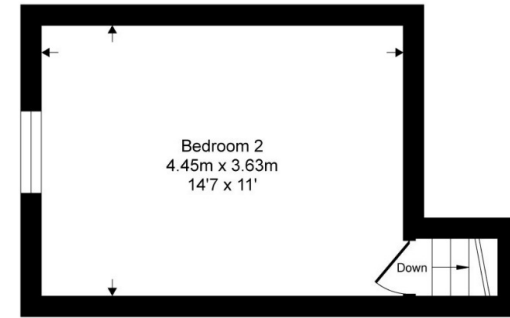


# Market Street

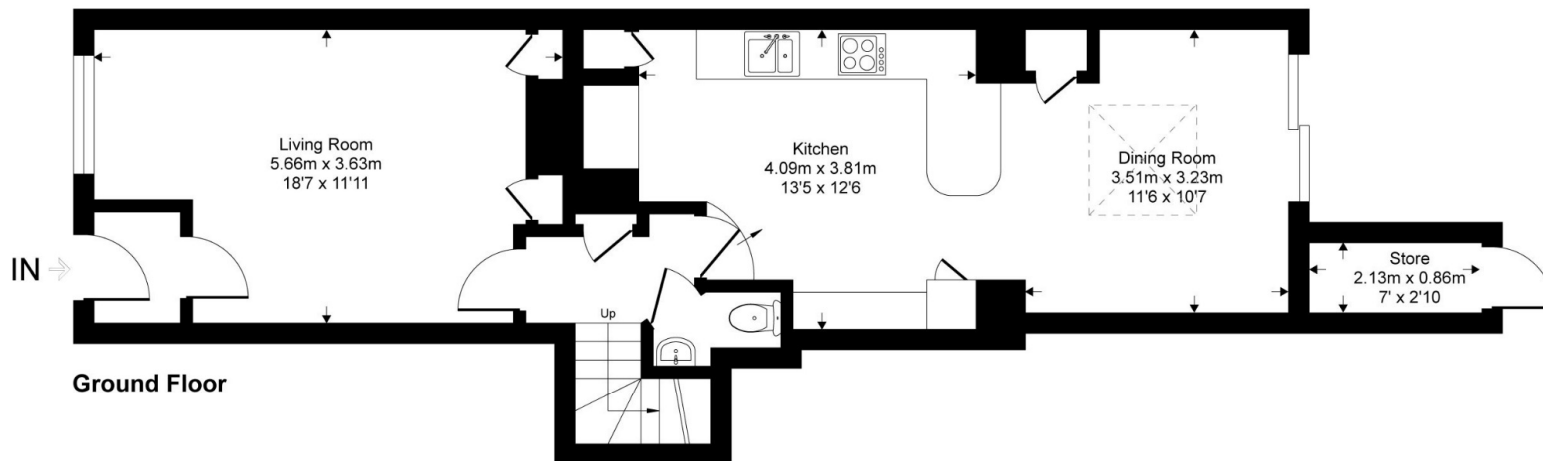
Approximate Gross Internal Area = 113.9 sq m / 1227 sq ft  
Approximate Outbuilding Internal Area = 1.8 sq m / 20 sq ft  
Approximate Total Internal Area = 115.7 sq m / 1247 sq ft



First Floor



Second Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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