

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in the Conservation Area close to local amenities. The Ancient Town and Cinque Port of Rye is renowned for its historical associations and fine period architecture including the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and eighteenth century Town Hall. From the town there are local train services to Ashford with high speed connections to London St. Pancras in approx 37 minutes. The M20 may be joined at Ashford via the A2070 and A259. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are Battle with its Abbey and Tenterden with its tree-lined High Street and green swards. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Forming a period terraced cottage presenting brick elevations beneath a pitched slate roof with courtyard garden to the rear. The property has undergone considerable renovation and improvement in recent years including a new slate roof.

The accommodation comprises front door into the **living room** with open cast iron fireplace having built in cupboards to either side, west facing window to front. Stairs to first floor with storage cupboard under. White painted wooden floorboards continued through to the kitchen.

Kitchen/breakfast room fitted with a range of base and wall mounted units incorporating an electric oven and hob, space and plumbing for dishwasher and washing machine, window to rear and stable style door out to rear courtyard.

First floor landing with doors off to both bedrooms and bathroom, circular window to front.

Bedroom 1 with west facing window to front with secondary glazing, two built in cupboards, tongue and groove panelling to one wall.

Bedroom 2 having window to rear overlooking the courtyard garden

Bathroom comprising panelled bath with mixer tap/shower attachment, w.c, wash hand basin and window to rear.

Outside: To the rear there is a part wall enclosed courtyard garden. Gate leading to a pedestrian right of way over the rear of neighbouring properties.

Directions: From our offices in Cinque Ports Street proceed in a westerly direction for approximately 150 metres where the turning into Wish Ward will be found on the left hand side.

Local Authority: Rother District Council. Council Tax Band B
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £299,950 freehold

1 Wish Ward, Rye, East Sussex TN31 7DH



A two bedroom terraced character cottage situated within the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Living Room • Kitchen/Breakfast Room • First Floor Landing
- Two Bedrooms • Bathroom • Gas Heating • Rear part walled enclosed courtyard garden • EPC rating D

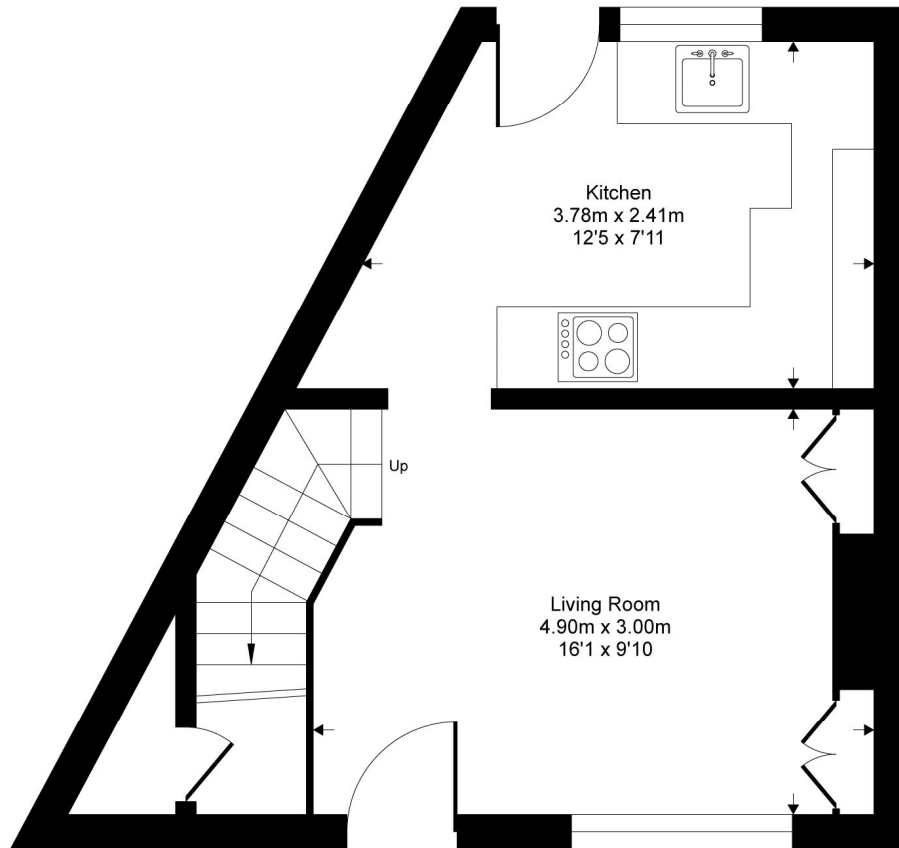


Wish Ward

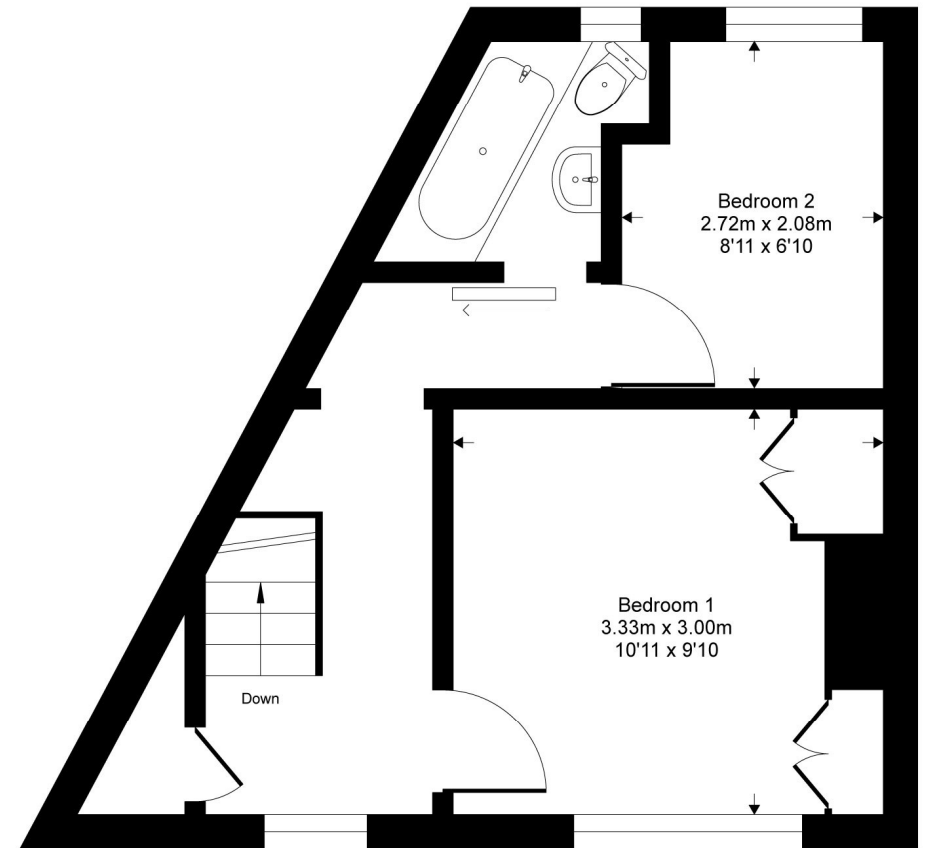
Approximate Gross Internal Area = 50.5 sq m / 544 sq ft



Garden
Approximate
4.04m x 1.80m
13'3 x 5'11



Ground Floor



First 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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