

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located within a gated development on one of the approaches to 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 an extensive range of shopping facilities, smaller retail units, guest houses, cafes and art/antique galleries and an active local community, with the arts being strongly represented. Rye Festival is held annually. From the town there are local train services to Eastbourne and to Ashford with high speed connections to London St. Pancras in 37 minutes. The M20 may be joined at Ashford. Sporting facilities in the area include golf at Rye and Cooden, sailing and many fine countryside and coastal walks.

An innovative design of properties, the majority forming town houses as well as several detached houses. Features include wood flooring, polished natural pine open tread staircases to both first and second floors.

**Note:** There is an annual service charge (approx. £120 to be confirmed) payable to Western Barn Close Management Ltd which covers communal areas including external lighting, electric gates etc. further details upon request.

The property comprises front door into an **entrance hall** with wood flooring and natural pine staircase rising to first floor, open storage beneath. Additional storage cupboard. Door out onto rear garden and integral garage. **Cloakroom** comprises w.c, wash hand basin, tiled floor and tiling to the walls, window to rear.

**First floor galleried landing** with wood flooring and another natural pine staircase rising to the second floor, window to front.

Door through to the main **living/dining room** having natural wood flooring. There is a bay window to the front with French doors opening inwards and a Juliette balcony. Two further windows to side. The **kitchen** is fitted with a range of base and wall mounted units incorporating an enamelled one and a half bowl sink unit, five ring gas hob with oven under and extractor fan over, integrated dishwasher, fridge and freezer, tiling to splashbacks. Window to rear and cupboard housing gas fired boiler.

**Second floor landing** with a Velux window providing natural light over the stairwell. **Bedroom 1** has two built in cupboards and a window to the front. **Bedroom 2** has a window to the side. **Bathroom** comprises panelled bath, separate shower unit over, low level w.c, pedestal wash hand basin, heated towel rail, shaver point and window to rear, tiled floor and tiling to splashbacks.

**Outside:** There is a brick paved driveway providing off road parking as well as access to the integral single garage with up and over door, window to the rear, door out onto the rear garden and door back into the main entrance hall. The garden has an area of paved terrace and lawn which is part wall and fence enclosed with a side gate.

**Note:** Western Barn Close does not allow holiday lets or Air BnB, however, long term Lets are permitted.

Local Authority: Rother District Council. Council Tax Band D  
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: High risk. Source GOV.UK



Price guide: £350,000 freehold

17 Western Barn Close, Rye, East Sussex TN31 7EF



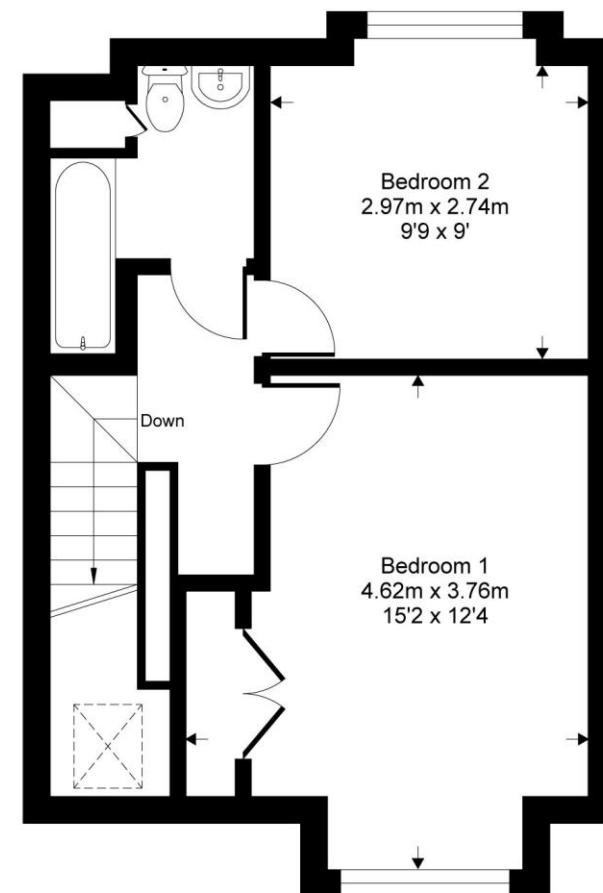
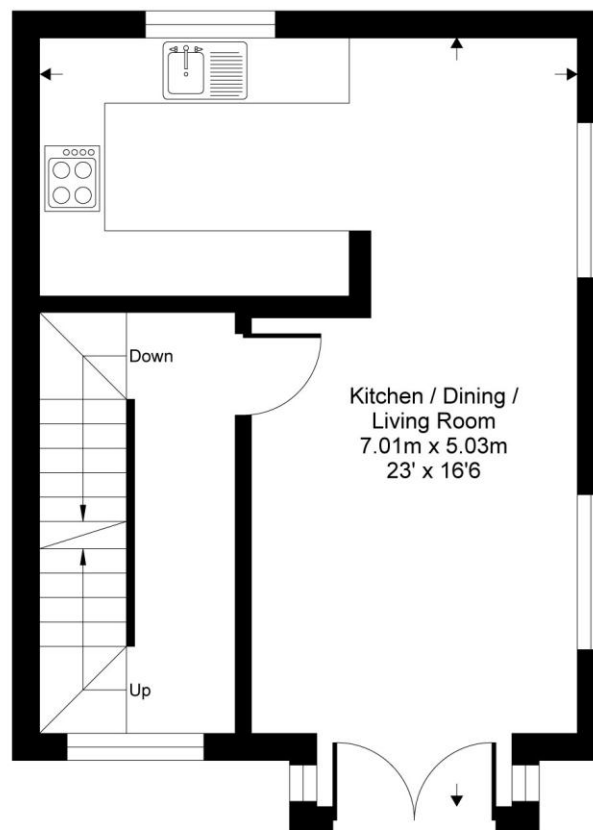
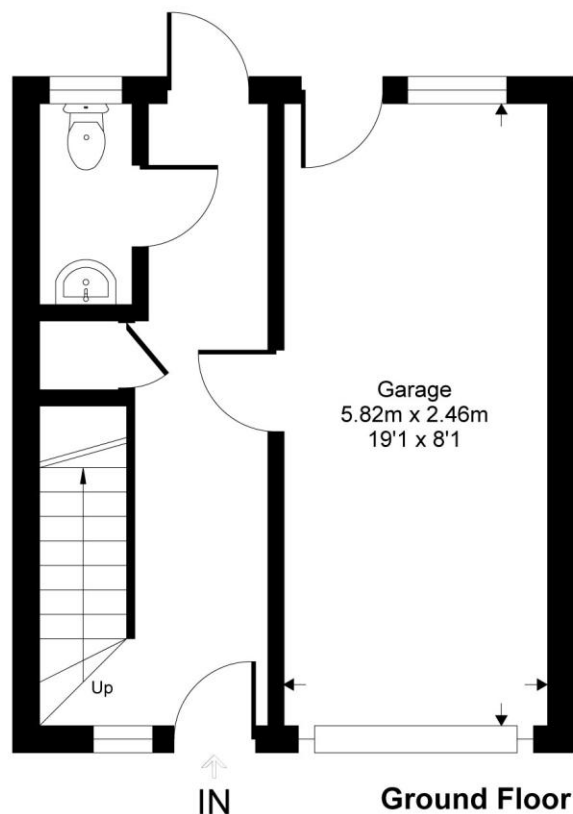
A contemporary two bedroom town house situated within a private gated development on the edge of the Ancient Town and Cinque Port of Rye.

- Ground floor • Entrance hall • Cloakroom • Integral single garage
- First floor landing • Main open plan living/dining room/kitchen
- Second floor landing • 2 bedrooms • Family bathroom • Double glazing • EPC rating D
- Part walled garden • Parking



## Western Barn Close

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft  
 Approximate Garage Internal Area = 14.3 sq m / 154 sq ft  
 Approximate Total Internal Area = 96.4 sq m / 1038 sq ft



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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