



6 JARRETT'S CLOSE, RYE, EAST SUSSEX
TN31 7PZ

ANDERSON
HACKING

6 JARRETT'S CLOSE, RYE, TN31 7PZ

LETTING FOR: £1750 PCM

A well-presented 3 bedroom link attached house set within a private mews situated in the heart of Rye town centre. This well presented home has a small south facing garden and allocated parking space.

- Kitchen / Breakfast Room
- Large Living Room
- Separate Dining Room
- Cloakroom WC /Utility Room
- Master Bedroom with Ensuite Shower /WC
- Second Double Bedroom
- Third Single Bedroom
- Family Bathroom
- WC / Utility Room
- Gas Central Heating
- Small Private Side Garden
- Allocated Parking Space
- Town Centre Location

Description: This well presented link attached house is situated in the heart of Rye town centre. The property is accessed from Jarretts Close over a private well maintained mews accessed from Market Road. 6 Jarretts Close is accessed through a central canopied porch front door leading into an entrance hall which at the rear is a downstairs cloakroom/WC with space and plumbing for a washing machine. From the hallway is access into the kitchen/breakfast room fitted with dark grey shaker units, laminate worktops, stainless steel sink, ceramic induction hob, single oven, integrated microwave, and integrated dishwasher and benefits from a tiled flooring and French patio doors leading out to a private south facing garden. The dining room adjoins the kitchen / breakfast room, and has a south facing window overlooking the garden and access door leading back to the entrance hall. Also accessed from the hallway is the living room, with triple aspect windows and large bay window, and coal effect gas fire with stone mantle piece.

Stairs lead from the entrance hall up to the first-floor landing, off which is the master bedroom with built in wardrobes and ensuite shower room/WC, a second double bedroom with built in wardrobes and a third single bedroom. The family bathroom is also accessed from the landing and is fitted with a white bathroom suite, panel bath with mixer tap and shower attachment, boxed in cistern WC and pedestal washbasin.

Externally, to the side of the property is a small enclosed low maintenance garden with established border flower beds and a decked seating area. The property has an allocated parking space to the front of the property.





Situation: Jarretts Close is situated within the centre of the ancient Cinque Ports town of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 30 miles distant offering further shopping and recreational facilities while closer to the west is the historic town of Hastings with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.



Schools: There are a number of highly regarded schools in the area including Vinehall, St Ronan's, Claremont, Buckswood, and Cranbrook. Rye offers a number of pre-nursery, primary and secondary schools.

Travel and Transport: Rye train station, a 4-minute walk away, offers direct links to the high-speed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

Services: Mains Water (metered), Mains Drainage, Mains Gas and Electricity.

Broadband Speed: Up to 900 Mbps (source Uswitch)

Mobile Coverage: 4G with EE, O2 and Three

Council Tax: Currently Band G

Local Authority: Rother District Council Tel: 01424 787000

Available to Rent: March 2026 - Subject to Referencing

Fees: As permitted under the Tenant Fee Act 2019 the following fees will be applied:

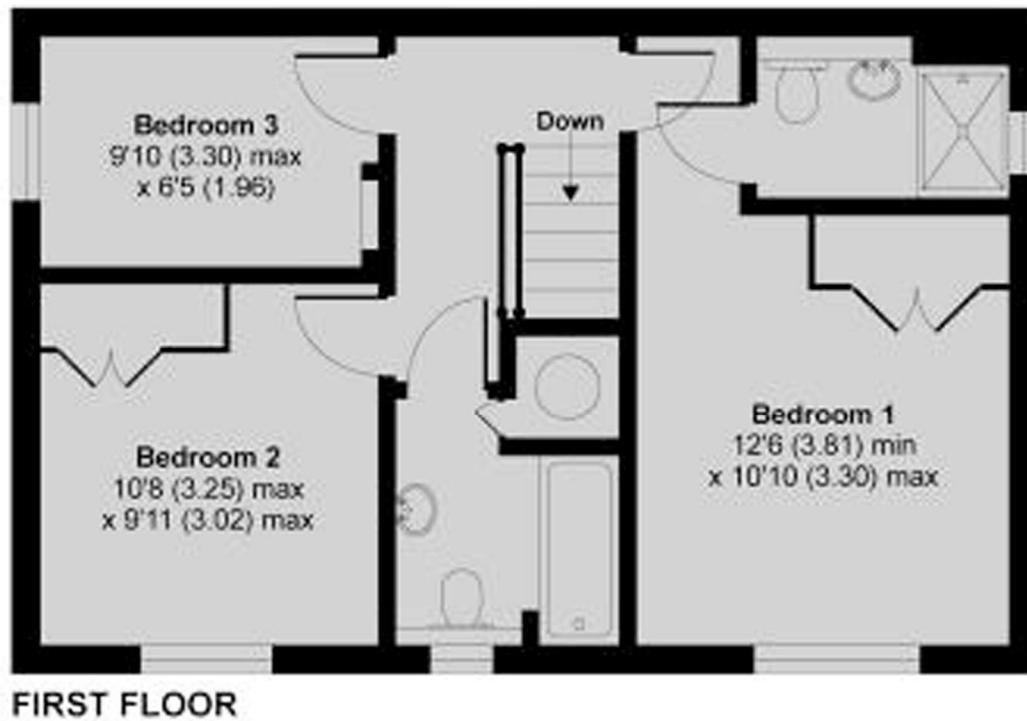
1. The Rent - £1750 per calendar month
2. Refundable tenancy deposit - £ 2019 (capped at no more than five week's rent where the annual rent is less than £50,000)
3. Refundable holding deposit - £403 (capped at no more than one week's rent)
4. Payments to change the tenancy - £50 + VAT = £60 (where requested by the tenant)
5. Payments associated with early termination of the tenancy - where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.
6. Tenants are responsible for payments - For all utilities, communication services, TV license and Council Tax at the Property.
7. Default fee for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement - default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

Viewing: Strictly by appointment with Anderson Hacking Ltd on 01797 224852.

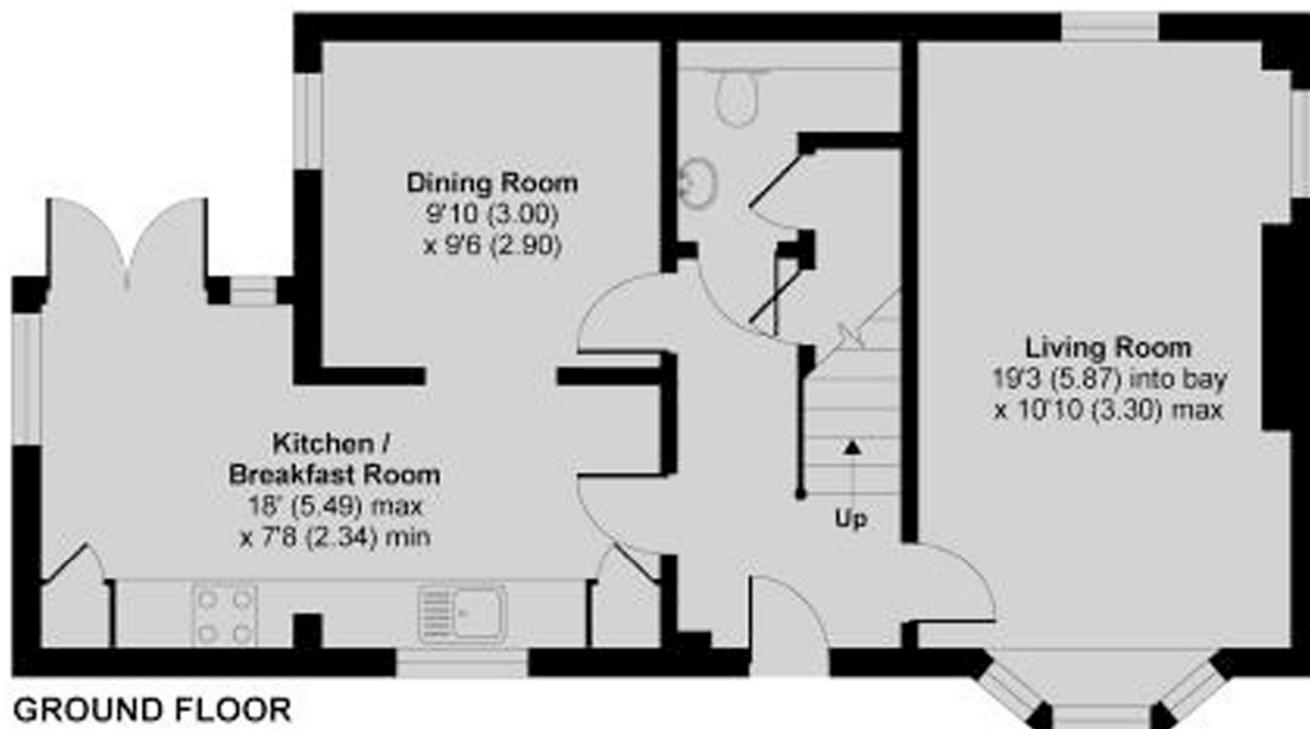
Terms: No Tenancy will commence until referencing of applicants has been completed. In addition, the first month's rent in advance and Security Deposit are due in cleared funds and in full at least five working days prior to tenancy commencing.

Note: Anderson Hacking Ltd is regulated RICS firm who are covered for Client Money Protection (CMP) and have a full redress scheme covered by the Property Redress Scheme.





FIRST FLOOR



APPROX. GROSS INTERNAL FLOOR AREA 1076 SQ FT 99.9 SQ METRES

Agents Notes:

Prospective tenants are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan.

Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: February 2026
Photographs Dated: February 2026

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