

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated at the end of a cobbled twitten in 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. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Brighton and to Ashford with connections to the Continent. There is a high speed service between Ashford and London St. Pancras in 37 minutes. 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.

An attached Arts & Crafts style residence designed by the eminent architect Sir Reginald Blomfield (1856-1942), who had strong links with Lutyens and whose other works include the Menin Gate War Memorial, Ypres, The Quadrant, Piccadilly Circus and Regent's Square. The property presents mellow brick and part tile hung external elevations, set with timber casement windows, beneath a pitched tiled roof. The accommodation which is arranged on three floors, as seen on the floor plan, is well proportioned and many rooms afford glorious views.

A panelled front door with windows to either side opens into a spacious reception hall with an exposed oak floor and a turned staircase to the first floor. Leading off is a rear hall with a quarry tiled floor and a door and stairs to a dry cellar.

The sitting room has a large bay window providing widespread views with a glazed door to a brick terrace with retaining walls, together with an oak floor and a fireplace with a stone surround. The dining room, which has a window overlooking Ockman Lane, has oak flooring and a corner fireplace with a cast iron grate and an antique tiled surround.

The kitchen/breakfast room has an extensive range of base units to one wall comprising cupboards and drawers beneath a granite work surface, an inset ceramic sink, below counter space and plumbing for a dishwasher and a 2 oven gas Aga in a natural brick fireplace surround. A door opens out to a rear yard with a tradesman's entrance to Ockman Lane. Adjacent to the kitchen is a small utility area with plumbing for a washing machine and a connecting door to a cloakroom with a close coupled WC and wash basin.

On the first floor, there is a landing with stairs to the second floor. Bedroom 1 has a wide bay window with far reaching views over Romney Marsh and a cast iron fireplace. Bedroom 2 overlooks Ockman Lane. Bedroom 3/dressing room has a range of fitted cupboards with louvre doors, one of which houses the gas boiler. The fully tiled bathroom has fittings comprising a Jacuzzi bath, bidet, pedestal wash basin and close coupled WC. In addition there is a separate cloakroom with a low level WC and an adjoining shower room with a shower cubicle.

On the second floor, there is a suite of rooms arranged as an integral apartment, which could readily be incorporated into the main residence, comprising a living room with a Venetian style window with distant views, a second fitted kitchen with work surfaces to two walls, cupboards and drawers, an inset sink, plumbing for a washing machine and an electric cooker point, as well as a double aspect bedroom with views along the River Rother and a fully tiled bathroom with a roll top bath, close coupled WC, bidet and wash basin.

Outside: In addition to the brick terrace off the sitting room, there is a paved courtyard garden with steps down to a well planted lower area with an ornamental pond.

Directions: From the High Street, proceed up East Street but only approximately 25 yards where you will see a small pedestrian lane on your left "Ockman Lane". Walk down Ockman Lane where Ockman House will be found at the end on your right.

Guide price: £850,000 Freehold

Ockman House, Ockman Lane, East Street, Rye, East Sussex TN31 7JY



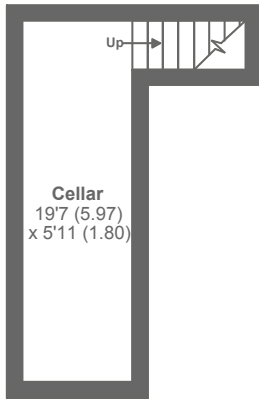
A substantial attached Arts & Crafts style residence occupying a quiet, private position in the Citadel and enjoying widespread views over the Romney Marshes and along the river estuary towards the sea in the far distance.

- Reception hall • Sitting room with terrace • Dining room • Kitchen/breakfast room • Cloakroom • Cellar
 - Three first floor bedrooms • Family bathroom • Separate w.c and adjacent shower room
 - Second floor suite comprising living room, kitchenette, bedroom & bathroom
- Mostly secondary glazing • Gas central heating • EPC rating E • Courtyard and terrace garden

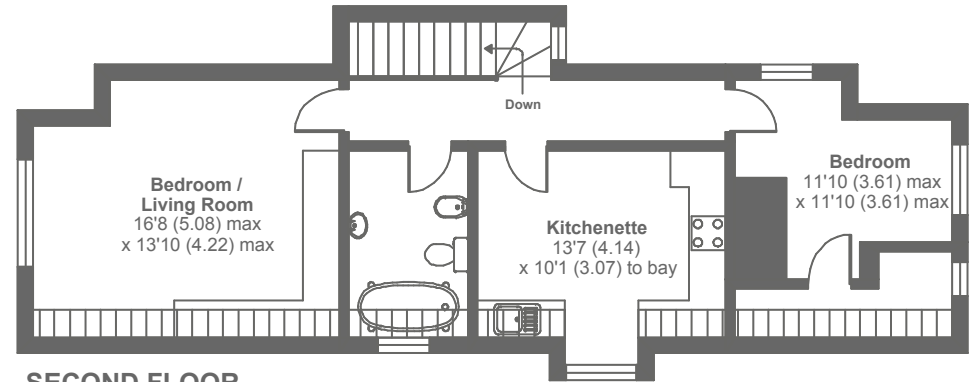
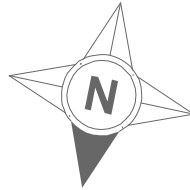


APPROX. GROSS INTERNAL FLOOR AREA 2492 SQ FT 231.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

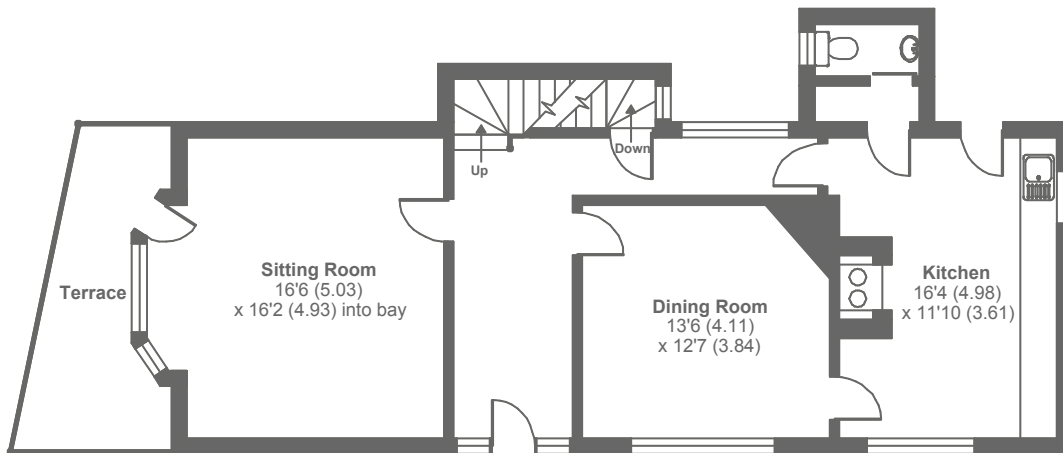
Denotes restricted head height



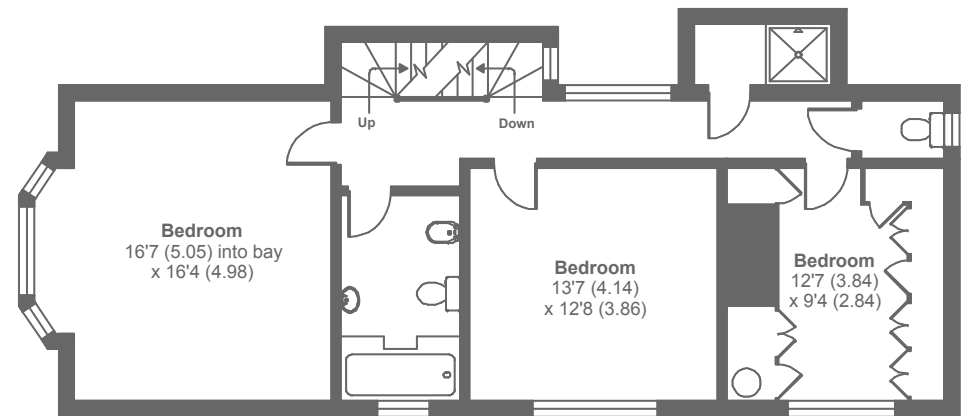
LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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