# PHILLIPS & STUBBS




coastal + COUNTRY







Occupying a prominent position in the centre of the Ancient Town and Cinque Port of Rye, renowned for its historical associations and fine period architecture, including the Landgate and Ypres Tower, and fine period architecture with half-timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. As well as its charm and history, the town has a comprehensive range of shopping facilities, the two screen cinema, arts centre and café in Lion Street and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye Jazz Festival are held annually. From the town there are local train services to Eastbourne and to Ashford with a high speed service between Ashford and London St. Pancras in 38 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

Forming a Grade II Listed period cottage of 16th Century origins presenting colour washed elevations set with sash windows beneath a pitched tiled roof. The accommodation comprises.

Ground Floor
Front door into the living room with inglenook fireplace having a wood burning stove, exposed timbers and bay window to the front.

Kitchen/breakfast room fitted with a range of units incorporating a 4 ring electric hob with oven under, space for dishwasher and fridge freezer. Open tread staircase to the first floor with open recess under. Window to the rear and door to a rear lobby/utility having space and plumbing for a washing machine and door out to the garden.

First Floor
First floor landing with stairs to the second floor, window to side.

Bedroom 1 with brick fireplace, exposed floorboards, ceiling and stud timbers, sash window overlooking the high street.

Bedroom 3/study has built in book shelving and sash window with townscape view and overlooking the rear garden.

Bathroom comprising panelled bath with shower over, wash hand basin and w.c.

Second floor landing and bedroom 2 which has partly sloping ceilings and dormer window to the front.

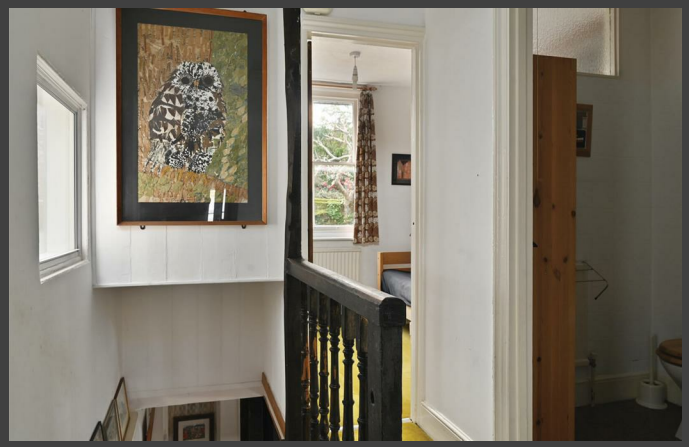
Outside
To the rear there is a part wall enclosed and paved courtyard garden.

Other information
Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £445,000 Freehold

103 High Street, Rye, TN31 7JN







Occupying a prominent position along the High street is this charming 3 bedroom Grade II Listed cottage of 16th century origins. With a rear courtyard garden, spacious reception room with inglenook fireplace and family bathroom. Offered chain free.

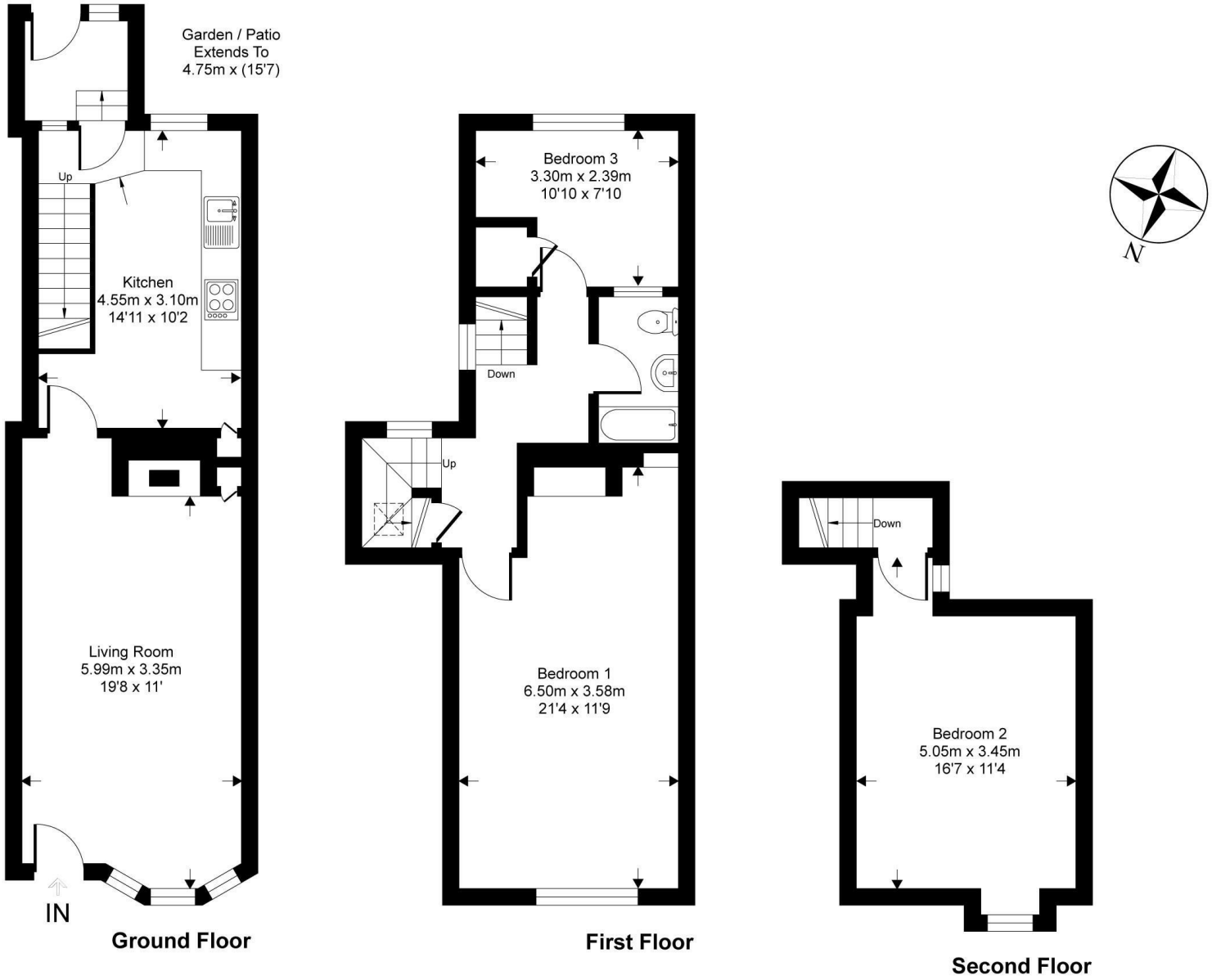
• Central High street location • Inglenook fireplace • Kitchen / breakfast room • Rear Lobby • First floor bedroom 1 & 3 • Family bathroom • Second floor bedroom 2 • Courtyard garden • Gas heating



EPC: D
Local Authority: Rother District Council
Council Tax Band: E

# High Street

Approximate Gross 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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