PHILLIPS & STUBBS



coastal + COUNTRY







The property is located close to the historic Landgate in the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications. As well as its charm and history, the town has a comprehensive range of shopping facilities, restaurants and pubs 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 Eastbourne and to Ashford, from where there are high speed connections to 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.

Ground Floor

The dining room has a staircase leading to the upper floor with openings through to the living room and kitchen, built in bookshelves.

The kitchen has a range of fitted units.

The living room has windows and French doors that open out to the garden. A charming brick fireplace adds character and is fitted with a gas fired coal effect fire.

The ground floor cloakroom is equipped with a w.c and wash hand basin and is conveniently located off the hallway which has fitted cupboards.

First Floor

The first bedroom is a spacious double, with sash window allowing views of the garden.

Bedroom 2 is another comfortable double with a sash window providing garden views, cast iron fireplace and includes a built-in wardrobe with access to the loft space (the gas fired boiler is located in the loft).

The shower room is fitted with a walk-in shower, W.C and wash hand basin. Window to the side.

Rear Garden

The garden is unusually large for a town property which is located in a tucked away position. it wraps around the house and includes a variety of mature plants, shrubs and trees.

Further Information

Local Authority: Rother District Council. Council Tax Band D.

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast | 8000Mbps available.

Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £499,000 Freehold

10 Landgate Square, Rye, TN31 7LL







A detached period cottage constructed of weatherboard and tile set in a garden square in the Conservation Area of the Ancient Town and Cinque Port close to shops and amenities including the mainline station.

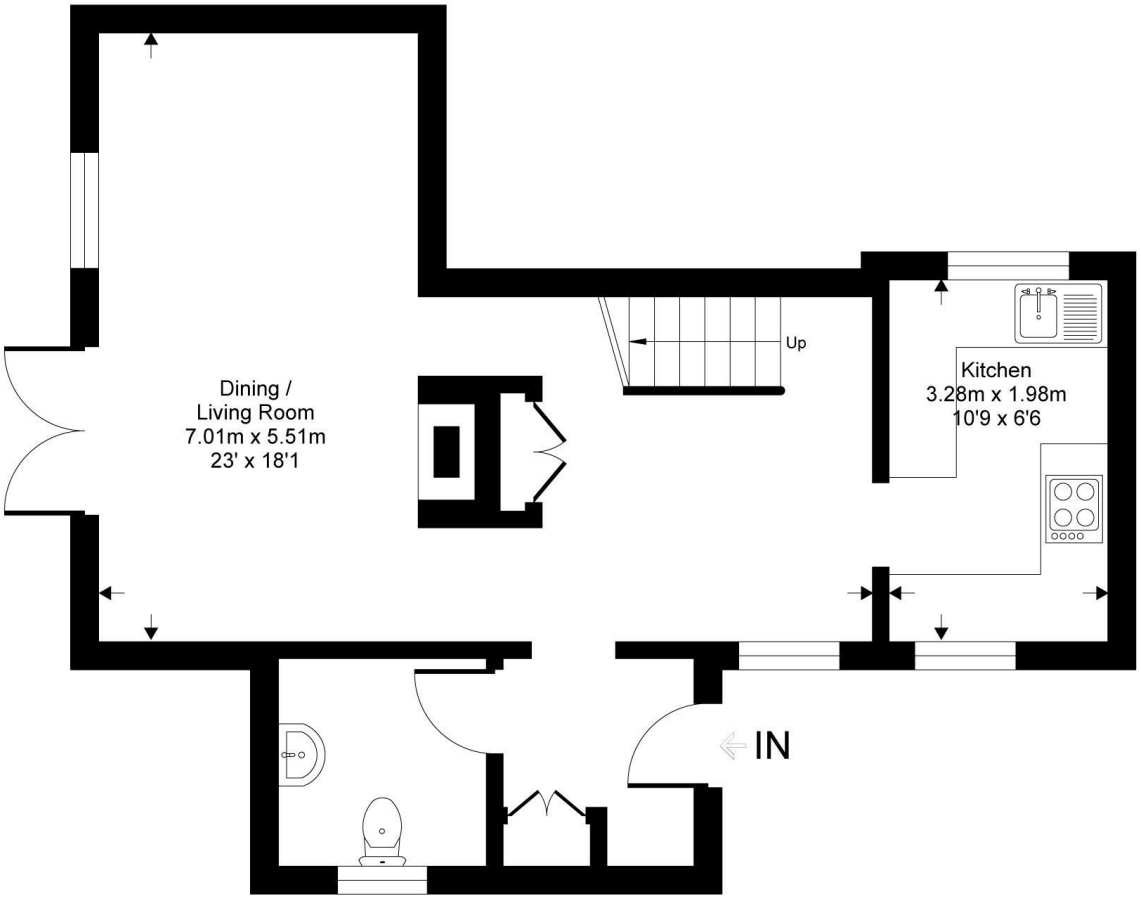
• Detached House • 2 bedrooms • Generous garden surrounding the cottage • Short walk to Rye High Street • Gas central heating • Offered chain free • Character features throughout



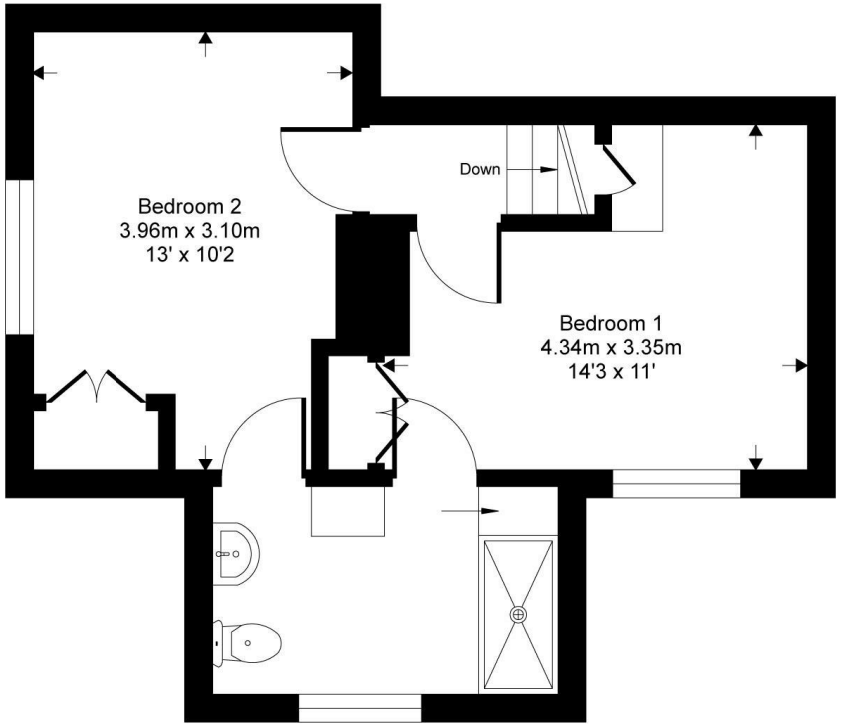
EPC: D
Local Authority: Rother District Council
Council Tax Band: D

Landgate Square

Approximate Gross Internal Area = 74 sq m / 797 sq ft



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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