

# PHILLIPS & STUBBS



coastal +  
COUNTRY



#### Overview

The property is set back from the road and located within the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower. 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. Rye Arts Festival and Rye International Jazz Festival are held annually. From the town there are local train services to Eastbourne & to Ashford with high-speed connections to London St. Pancras (journey time 37 minutes). The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks

Predicted mobile phone coverage: EE and Three Broadband speed: Ultrafast 1800Mbps available. Source Ofcom Current flood risk summary: Very low risk. Source GOV.UK

#### Ground floor

Entrance Lobby with built in meter cupboard. Glazed door to living room. Living Room: Window to front aspect. Turned open tread staircase to first floor. Kitchen/breakfast room: Fitted with a range of cabinets comprising base cupboards beneath granite effect work surfaces with an inset stainless-steel sink with mixer tap, inset 4 burner gas hob with built in oven below and filter hood above, gas boiler and space and plumbing for washing machine, Glazed door to conservatory. Conservatory: Double glazed with door to enclosed side garden.

#### First floor

First Floor Landing: Built in airing cupboard with hot water cylinder. Hatch with concertina ladder to roof space. Bedroom One: Window to front aspect. Built-in double wardrobe cupboard. Bedroom Two: Window to side aspect. Built-in double wardrobe cupboard. Bathroom: White bathroom suite comprising panelled bath with wall mounted shower over, pedestal wash hand basin and close coupled wc.

#### Outside

To the front is a paved area of garden enclosed by a picket fence with an apple tree in a cobble and scallop shell base surround. A gate gives access to a wall enclosed side garden set down to lawn with a paved terrace adjacent to the

#### Further information

Local Authority: Rother District Council. Council Tax Band C Mains electricity, water, gas and drainage.

Guide Price £285,000 Freehold

12 Wish Street, Rye, East Sussex, TN31 7DA



A modern semi-detached property forming one of a pair and presenting brick lower and tile hung upper external elevations set with double glazed windows beneath a pitched tiled roof. The accommodation is arranged over two levels, as shown on the floor plan.

- Two Bedroom House
- Central location
- Lawned Garden
- Modern Kitchen and Garden Room
- Chain free
- Double glazing
- Gas central heating

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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