

PHILLIPS & STUBBS

THE MIDDLE FLAT
2, SWANS HOUSE
5, WATCHBELL
STREET
RYE
EAST SUSSEX
TN31 7HA



Price Guide: £335,000
Long leasehold (1/3rd share in the freehold will transfer with the property)

AN APARTMENT COMPRISING THE ENTIRE FIRST FLOOR OF SUBSTANTIAL GRADE II LISTED PROPERTY AFFORDING LIGHT, ELEGANT LIVING ACCOMMODATION AND A ROOF TERRACE WITH SOUTHERLY VIEWS, IN THE CITADEL AREA OF THE ANCIENT TOWN

Communal Entrance Hall | Reception Hall | Combined Sitting Room & Dining Room | Kitchen/breakfast Room | Two Double Bedrooms | Bathroom | Cloakroom | Gas Central Heating | South West Roof Terrace | Basement Store

The property occupies a commanding position in one of England's most famous and historic cobbled streets. Watchbell Street lies in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, 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 and an active local community, with the arts being strongly represented. Rye Festival is held annually.



From the town there are local train services to Brighton and to Ashford with connections to London and to Paris/Lille/Brussels via the Channel Tunnel. A high speed service between London St. Pancras and Ashford has been introduced, reducing the journey time to about 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.

An apartment forming the entire first floor of a Grade II Listed eighteenth century period residence, altered in around 1910, faced with roughcast set with sash windows with Venetian style shutters all beneath a pitched tiled roof and parapet. The light, well proportioned living accommodation has ceiling heights in excess of 9' to the principal rooms.

Lease details: Term 150 years from 1966. All three flat owners contribute to a 'sinking fund' for repairs and agree all maintenance charges. A copy of the lease is available for inspection. A one third share of the freehold transfers with the property.

A rear entrance door opens into a communal hallway with a door to the basement and a turned staircase leading to the upper floors with panelling to the stairwell and a leaded light oriel window at the half landing.

A front door opens into the reception hall with moulded cornicing to the ceiling, steps down to an inner hallway and a built-in storage cupboard.

The combined living room and dining room has large sash windows overlooking Watchbell Street with distant views to the sea, an attractive wrought iron fireplace with a fluted Adam style surround and arch display cupboards to either recess, together with a dentil cornice.



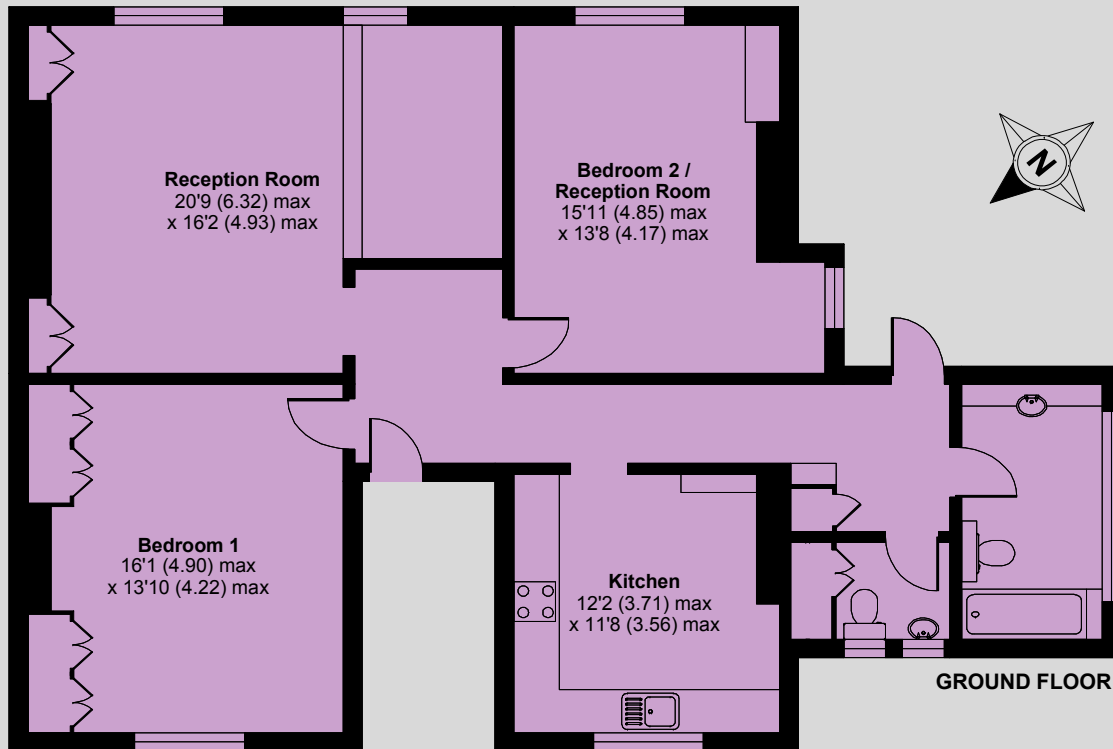
The kitchen/breakfast room has townscape views to the rear over Lamb House and the Citadel. The fittings comprise a range of units comprising cupboards and drawers with a stainless steel sink unit set into an L-shaped wood effect work top with a an electric hob, built-in double oven, tiled splashbacks, integrated fridge and space and plumbing for a washing machine and dishwasher.

Bedroom 1, which has a large sash window to the rear

providing townscape roofs over Lamb House, has a range of fitted wardrobe cupboards to one wall and Acanthus Leaf plasterwork to the ceiling.

Bedroom 2 enjoys distant views sea views beyond Camber Castle and has a double wardrobe cupboard with overhead storage.

The inner hallway has a built-in airing cupboard and a



APPROX. GROSS INTERNAL FLOOR AREA 1169 SQ FT 108.6 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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part glazed door to the roof terrace.

The bathroom has vertical sliding sash windows to one elevation providing roofscape views to open countryside in the distance. The modern fittings comprise a panelled bath with a tiled surround and shower attachment, a wash basin set into a vanity unit and a low level WC.

The cloakroom is fitted with a low level WC and a wash basin with a vanity cupboard.

The roof terrace 16' x 11' enjoys southerly views to the front along Watchbell Street and to the sea in the far distance. A spiral staircase leads from the upper flat as an emergency fire escape.

Basement store 16' x 5'6": Light and power.

Parking: A resident's parking scheme is currently operating in Watchbell Street whereby permanent residents can apply for a permit for 12 months to park on a "first come, first served" basis in a restricted part of the street, subject to availability. For further details please contact East Sussex Highways 01424 220022.

Local Authority Rother District Council
Viewing Strictly by appointment

Important notice 1. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Descriptions of the property are subjective and are used as an opinion not a statement of fact. These particulars do not form part of any offer or contract. 2. Any areas, measurements or distances are approximate. 3. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 4. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. 5. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 6. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. 7. A wide angle lens has been used in the photography.

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