

PHILLIPS & STUBBS



CHRISTMAS COTTAGE, 25 MERMAID STREET, RYE, EAST SUSSEX TN31 7EU



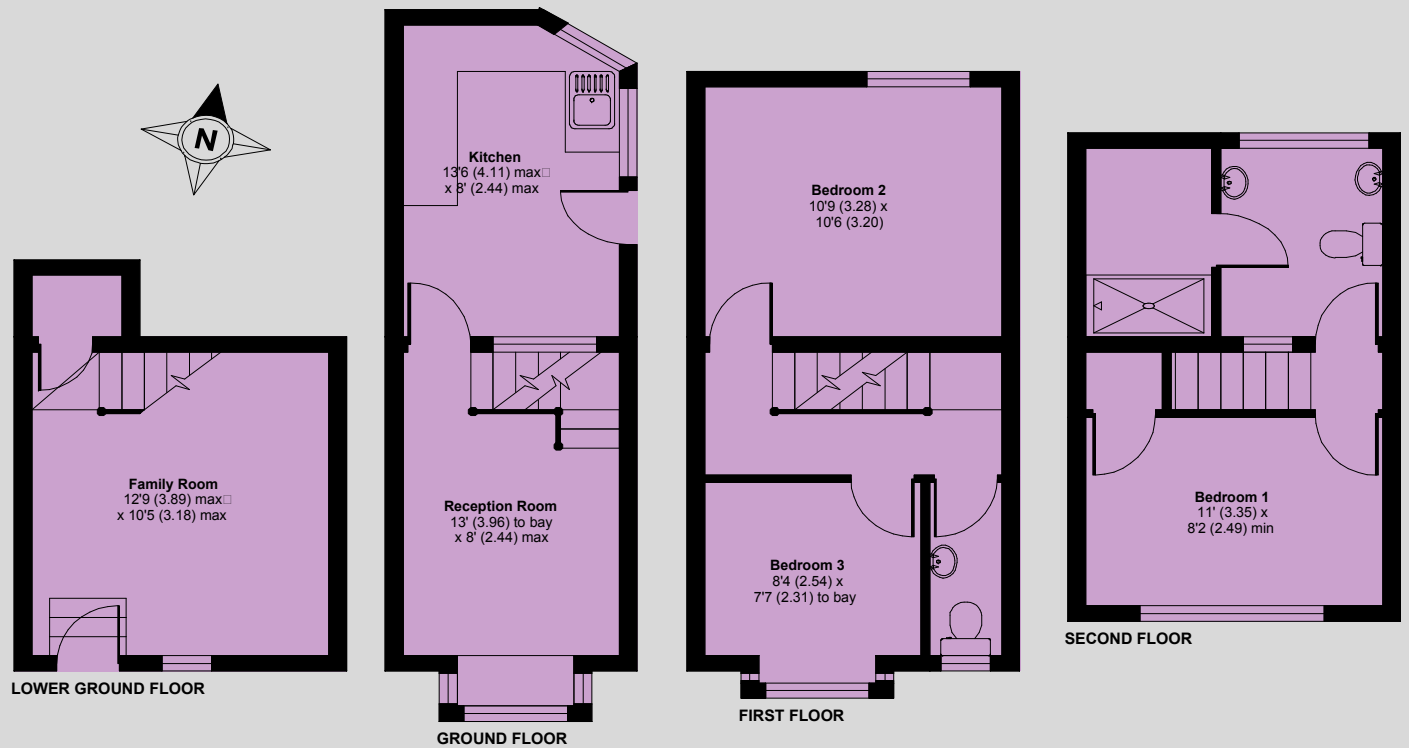
Price Guide: £325,000

Freehold

A GRADE II LISTED PERIOD TOWN HOUSE ENJOYING ROOF SCAPE VIEWS FRONTING THE RENOWNED COBBLED WAY OF MERMAID STREET IN THE CITADEL AREA OF THE ANCIENT TOWN.

SHARED COVERED TWITTEN | SITTING ROOM | KITCHEN/BREAKFAST ROOM | FAMILY ROOM | THREE BEDROOMS | CLOAKROOM | SHOWER ROOM | GAS CENTRAL HEATING

The property is located in the Citadel Conservation Area of Rye in one of the genteel cobbled ways leading to Church Square and enjoys an open outlook to the front over the enchanting cobbled way, Traders Passage. The Ancient Town and Cinque Port is 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. 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.

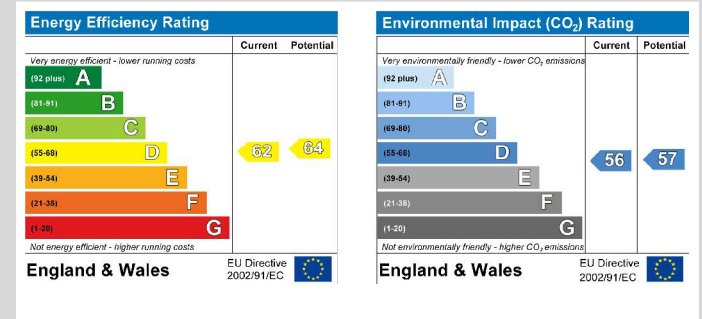


APPROX. GROSS INTERNAL FLOOR AREA 879 SQFT / 82 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. 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. The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.

Copyright nichecom.co.uk 2009 Produced for Phillips & Stubbs REF : 09-13722

A fine Grade II listed C18th period town house of colour washed brick and weatherboard clad elevations with a projecting oriel window and a mixture of leaded light and timber casement windows with Arts & Crafts latches all beneath a peg tiled roof. Features include natural pine panelled doors, architraves and cornices. There is no garden but there is access to a yard for washing and rubbish. The well presented living accommodation is arranged over four floors as shown on the floor plan.



PHILLIPS & STUBBS

47/49 Cinque Ports Street, Rye, East Sussex, TN31 7AN
01797 227338
rye@phillipsandstubbs.co.uk

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. 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.