

PHILLIPS & STUBBS



coastal +
COUNTRY



£1,500 PCM

35 Military Road, Rye, East Sussex, TN31 7NX



Set on the outskirts of the Town is this Victorian end of terrace house offering accommodation over four floors. Accessed from ground floor level there is a charming reception room with feature fireplace and door to the recently fitted kitchen to the rear. Stairs lead down to the lower ground floor where there is a utility room, cloakroom, study room and small conservatory. Stairs leading from the kitchen take you to the first floor where there is a double bedroom, shower room and snug / bedroom 3. A further set of stairs lead to the top floor where there is an additional double bedroom. Paved garden to the rear with gated access to a parking area (non reserved). Offered unfurnished. Available from May 2025. Regrettably no pets and not suitable for children.

- Recently Refurbished House
- Accommodation Over Four Floors
- Two Bedrooms And Study Room
- Downstairs Office And Utility Room
- Conservatory And Coastal Garden
- Offered Unfurnished
- Available 1st May 2025
- Long Term Rental Available
- Council Tax: C - EPC: E
- Household Income: £49,500pa

PHILLIPS & STUBBS

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. 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. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk