PHILLIPS & STUBBS



coastal + COUNTRY







Situated on the edge of the Ancient Town and Cinque Port of Rye, renowned for its historical associations and fine period architecture including the Parish Church of St Mary the virgin with its ornate gilded Quarter Boys clock and eighteenth century Town Hall. From the Town there are train services to Eastbourne and Ashford with connections to London. A high speed service is available from Ashford to London St Pancras with a journey time of just 37 minutes. The M20 may be joined at Ashford via the A2070 and A259.

Hallway
An entrance lobby opens into the main galleried hallway with all principal rooms leading off.

Living Room
A double aspect room with windows and double doors leading out to the rear garden. Central fireplace with wood burning style stove.

Dining Room/Bedroom 4
Double aspect room overlooking the front garden.

Kitchen
Fitted with a good range of base and wall mounted units with integrated appliances, breakfast bar. Window to rear and door through to the utility room which has space and plumbing for a washing machine and tumble dryer, door out to the garden.

Cloakroom
Compact modern suite with a wall-mounted basin, w.c. and window to the side.

First floor galleried landing
The landing and entrance hall are a particular feature of the property creating light and space.

Bedroom 1
Double aspect room with built in wardrobes and en suite shower room.

En suite shower room
Comprising a compact suite with shower cubicle, dark wood vanity unit with an integrated wash hand basin and w.c.

Bedroom 2
Double bedroom with built-in wardrobes and a window to the front.

Bedroom 3
Window to side.

Family bathroom
Comprising panelled bath with shower over and side screen, wash hand basin, w.c, heated towel rail, two windows to the rear.

Outside
The property is approached over a block paved driveway flanked by lawn and mature shrubs. Access to the side leads to the detached garage and workshop with light and power connected.
The rear garden has an area of paved terrace with lawn beyond and a useful summerhouse with light and power.

Further information:
Local Authority: Rother District Council.
Council Tax Band F
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast1800Mbps available.
Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £685,000 Freehold

2 Mill Road, Rye, East Sussex, TN31 7NN







A detached 3/4 bedroom house situated within a sought after cul de sac on the outskirts of Rye Town

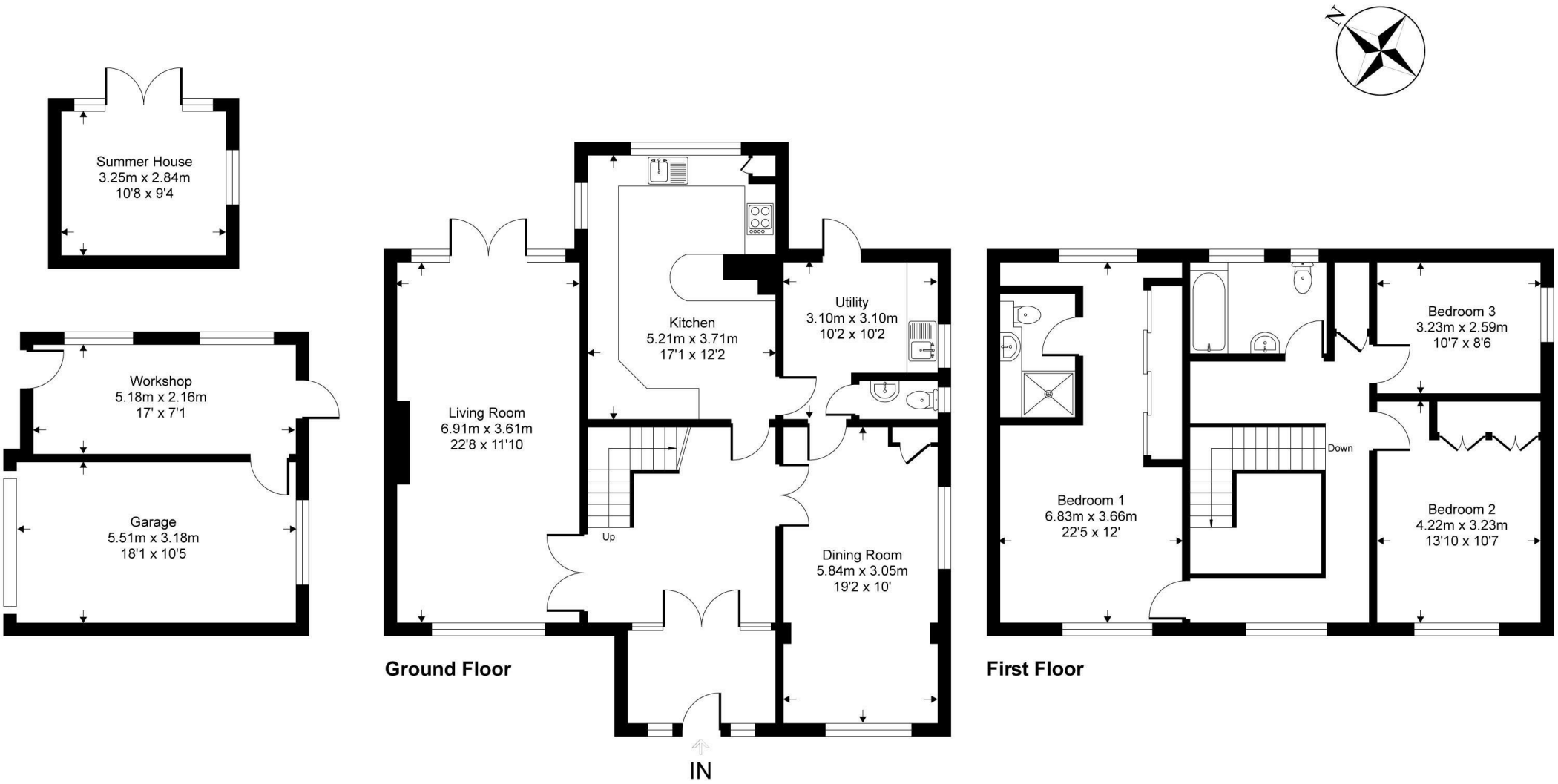
• Spacious detached house • Galleried entrance hall • Modern fitted kitchen • Landscaped and enclosed rear garden with summerhouse • Ample parking available • Close to local amenities • Gas central heating • Garage and a separate workshop



EPC: C
Local Authority: Rother District Council
Council Tax Band: F

Mill Road

Approximate Gross Internal Area = 171.6 sq m / 1848 sq ft
Approximate Garage / Workshop Internal Area = 29.4 sq m / 317 sq ft
Approximate Outbuilding Internal Area = 9.2 sq m / 100 sq ft
Approximate Total Internal Area = 210.2 sq m / 2265 sq ft



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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