

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a corner position on one of England's most famous and historic cobbled streets. Mermaid Street, in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. 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 both held annually. From the town there are local train services to Eastbourne and to Ashford International from where there are high speed connections to London St. Pancras (37 minutes). Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

An attached Grade II Listed period property of early fifteenth century origin with alterations in the sixteenth century presenting part colour washed and part weatherboard clad external elevations set with timber casement windows beneath pitched tiled roofs. Internal features include heavy exposed timber framing and a fine inglenook fireplace with a carved bressummer beam. Note: In common with many properties in Rye, Trader's Cottage is subject to a "flying freehold" whereby a part of the property passes above part of the adjoining property.

A front door with a leaded light pane to the upper section opens into a well-proportioned living room overlooking the cobbled way with exposed timber framing, stairs leading to the first floor, oak flooring and a massive inglenook fireplace with dressed stone jambs and a moulded timber lintel, the spandrels of which are decorated with rose and foliage carving.

An inner hallway leads to the double aspect kitchen/dining room, overlooking Traders Passage and Mermaid Street, with a good range of wall and base cabinets with a butler

sink with mixer tap, white metro wall tiles, laminate work surfaces, an integrated dishwasher and fridge, built-in electric oven, four burner gas hob, stainless steel filter hood, matchboard panelling and an oak floor.

The utility/shower room has a tiled floor and fittings comprising a pedestal wash basin, w.c, fully tiled walk-in shower and plumbing for a washing machine and space for a tumble dryer. A rear door provides shared side access to Mermaid Street.

On the first floor, the landing has exposed studwork and a hatch to the roof space.

Bedroom One is double aspect with exposed timber framing. Bedroom Three has a double height window to the front, a raised ceiling, exposed timber framing including massive arched braces and a brick fireplace. A connecting door leads to Bedroom Two, overlooking Traders Passage, with exposed timber framing and a raised ceiling.

The fully tiled shower room has modern white fittings comprising a wash basin, wc and a walk-in rain shower with a bi-fold screen, rainforest shower with separate shower mixer taps.

Outside: Accessed from Mermaid Street is a full height cellar offering good space for storage.

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

Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Guide price: £445,000 Freehold

Trader's Cottage, Traders Passage, Rye, East Sussex TN31 7EX



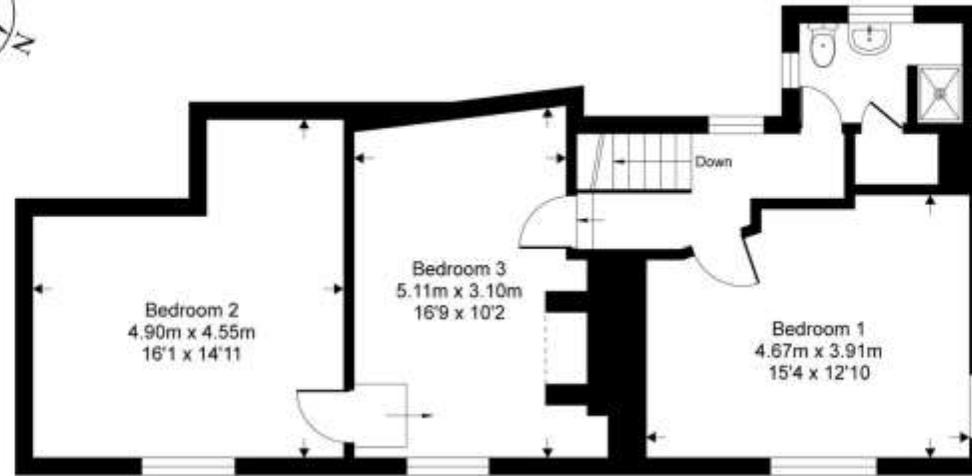
A charming attached Grade II Listed period house of early fifteenth century origin fronting a cobbled way adjacent to Mermaid Street in the central Conservation Area of the Ancient town.

- Sitting room • Inner hall • Kitchen/dining room • Utility/shower room • Large cellar • Landing • Three double bedrooms • Shower room - EPC D

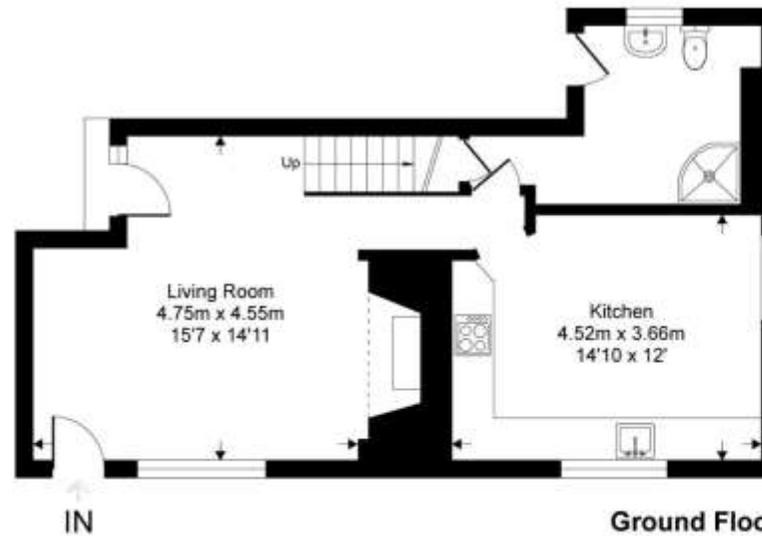


Traders Cottage

Approximate Gross Internal Area = 119 sq m / 1277 sq ft



First Floor



Ground Floor

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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