

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located within a gated development on one of the approaches to 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 an extensive range of shopping facilities, smaller retail units, guest houses, cafes and art/antique galleries 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 Eastbourne and to Ashford with high speed connections to London St. Pancras in 37 minutes and to the Continent. The M20 may be joined at Ashford. Sporting facilities in the area include golf at Rye and Cooden, sailing and many fine countryside and coastal walks.

Ground Floor

The property comprises front door into an entrance hall with wood flooring and natural pine staircase rising to first floor, open storage beneath. Additional storage cupboard. Door out onto rear garden and integral garage. Cloakroom comprises w.c, wash hand basin, tiled floor and tiling to the walls, window to rear.

First Floor

Galleried landing with wood flooring and another natural pine staircase rising to the second floor, window to front, door through to the main living/dining room having natural wood flooring. There is a bay window to the front with French doors opening inwards and a Juliette balcony. Two further windows to side with far reaching views over the adjoining farmland (Planning Permission was in place to alter these windows to full height opening both with glazed Juliette balconies, this has now lapsed and would need to be reapplied for). The kitchen is fitted with a range of base and wall mounted units incorporating an enamelled one and a half bowl sink unit, five ring gas hob with oven under and extractor fan over, integrated dishwasher, fridge and freezer, tiling to splashbacks and wooden work surfaces. Window to rear and cupboard housing gas fired boiler.

Second Floor

landing with a Velux window providing natural light over the stairwell. Bedroom 1 has two built in cupboards and a window to the front. Bedroom 2 has a window to the side. Bathroom comprises panelled bath, separate shower unit, low level w.c, pedestal wash hand basin, heated towel rail, shaver point and window to rear, tiled floor and tiling to splashbacks.

Outside

There is a brick paved driveway providing off road parking for 3 cars as well as access to the integral single garage with up and over door, window to the rear, door out onto the rear garden and door back into the main entrance hall. The rear garden has an area of paved terrace and lawn which is part fence enclosed with a side gate.

Note

There is an annual service charge (approx. £120 to be confirmed) payable to Western Barn Close Management Ltd which covers communal areas including external lighting, electric gates etc. further details upon request. Western Barn Close does not allow holiday lets or Air BnB, however, long term Lets are permitted.

Further information

Local Authority: Rother District Council. Council Tax Band D Mains electricity, gas and water. Mains drainage. Predicted mobile phone coverage: EE, Vodafone, Three and 02 Broadband speed: Ultrafast 1800Mbps available. Source Ofcom River and Sea Flood risk summary: High risk. Source GOV.UK

Guide Price £335,000 Freehold

19 Western Barn Close, Rye, East Sussex, TN31 7EF



A contemporary two bedroom town house with far reaching views over adjoining farmland situated within a private gated development on the edge of the Ancient Town and Cinque Port of Rye.

- Walking distance into Rye
- Gated development
- Two double bedrooms
- Integral single garage
- Double aspect living room with stunning views
- Family bathroom
- Ground floor WC
- Enclosed rear garden



Directions:

EPC: C

Local Authority: Rother District Council

Council Tax Band: D

Western Barn Close

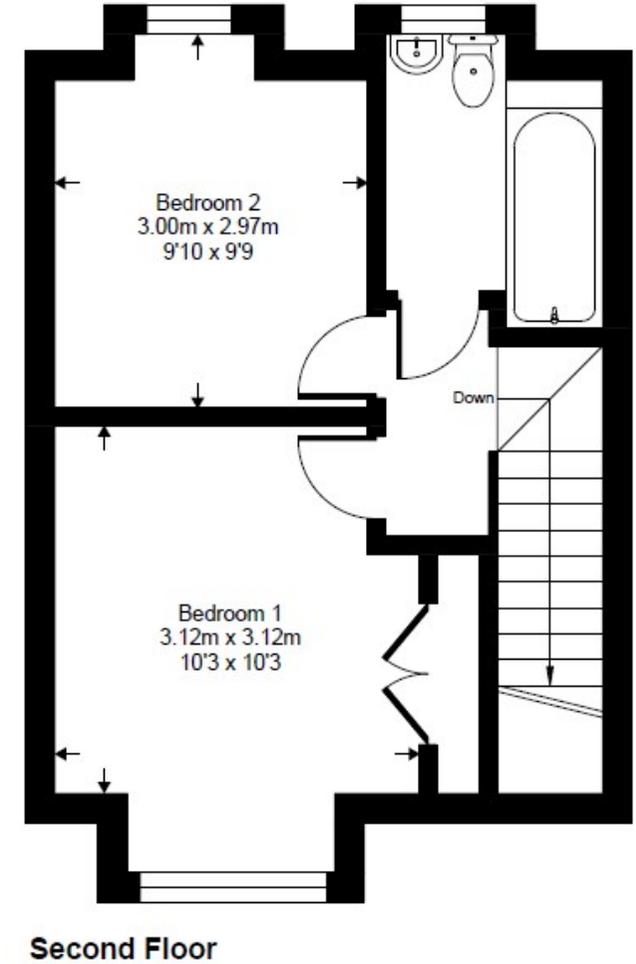
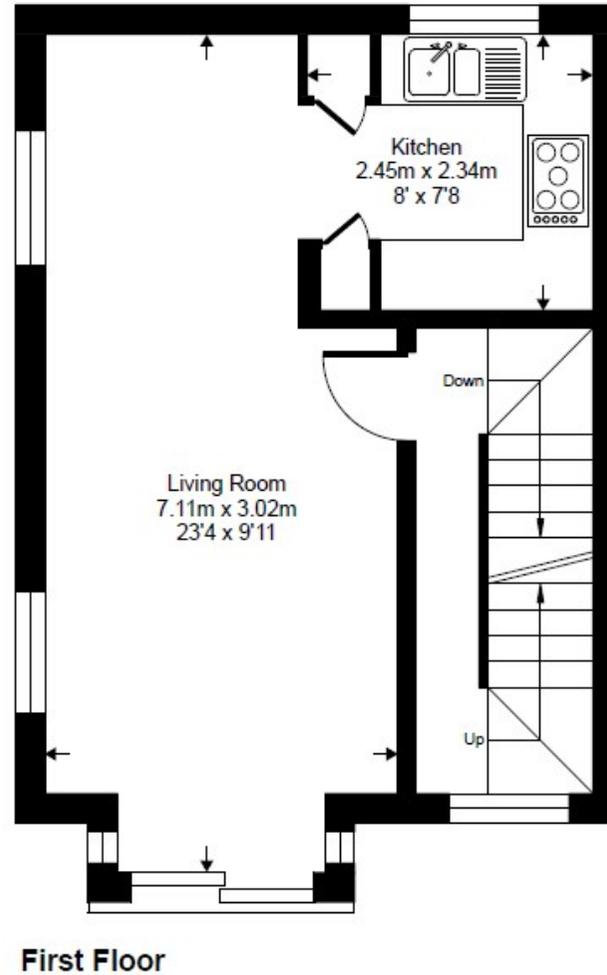
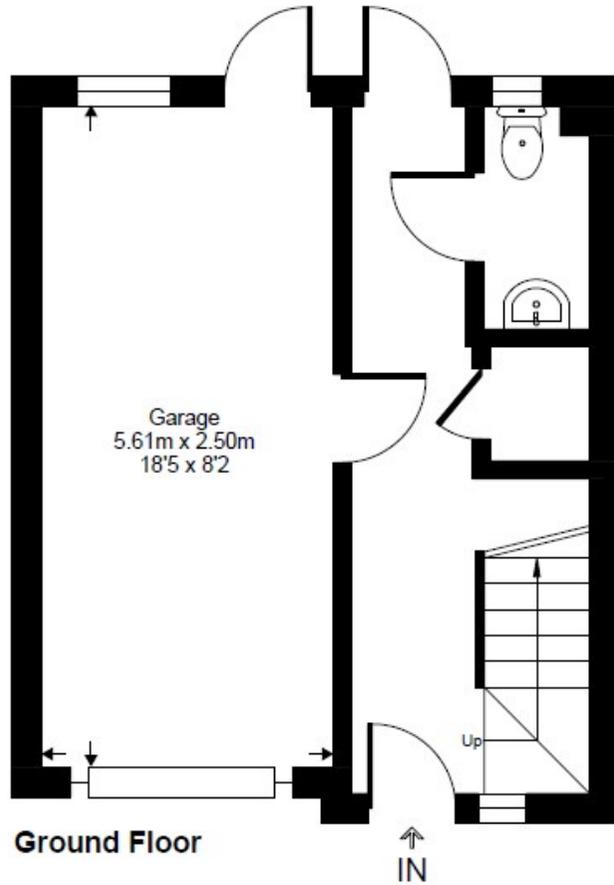
Approximate Gross Internal Area = 73.6 sq m / 793 sq ft

Approximate Garage Internal Area = 14 sq m / 151 sq ft

Approximate Total Internal Area = 87.6 sq m / 944 sq ft



Garden
Extends To
5.46m x (17'11)



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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