

Warner Gray



13 West Street,
Rye, East Sussex TN31 7ES

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Guide Price : £725,000

This charming Grade II Listed Georgian townhouse with its unique curved corner frontage is situated in the heart of Rye's historic Citadel – one of England's most sought-after medieval towns.

Quietly positioned yet centrally located at the top of Rye's most famous street, Mermaid Street.

With a flexible layout that allows for versatile living, this rare property combines a prime location with historic charm making it especially appealing in a highly sought-after heritage area and internal viewing is highly recommended.

- Grade II Listed Georgian town house over four floors
 - Enjoying a prime central location in the heart of Rye Citadel
 - Attractive facade with unique curved corner frontage
 - Situated on the corner of Mermaid Street and West Street
 - Strong appeal in a high-demand heritage location
 - Easy access to all of Rye's wide range of facilities and amenities
 - Commercial potential subject to necessary planning permission
 - Main line station connecting to Ashford International Station
 - Close to the lovely Romney Marshes and famous Camber Sands
- Viewing by appointment through WarnerGray 01797 290050

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SITUATION: This property is in the heart of Rye's historic Citadel centrally located at the top of Mermaid Street, this charming Cinque Port town is renowned for its historic significance, quirky shops and festivals, meaning that it is a major tourist destination all year. The town caters for every day life and tourists alike, and has a range of shopping, health and leisure facilities, great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and craft shops. There are also annual Rye Arts and International Jazz Festivals, a two-screen Kino cinema complex, and for lovers of seafood the annual Rye Bay Scallop festival is a must. The Romney Marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away there are many good walks and leisure activities to pursue.

For public transport, the town has local train services to Eastbourne / Brighton and to Ashford, from where the High Speed connection to London St. Pancras can have you in the capital in 37 minutes

The accommodation comprises the following with approximate dimensions :

BASEMENT

There is an iron spiral staircase and large hatch from the ground floor living room that leads down to the basement. A useful large space of approximately 25'5 x 12' maximum. Tiled floor. Cupboard housing a sink unit.

GROUND FLOOR

A side door from the street leads into an **ENTRANCE HALL** which is full of character. A corridor at the back of the entrance hall leads to a back door which opens to the outside.

The main space on this floor is the **LIVING ROOM** 25'6 x 12'11 which is a large, light space with two bow fronted windows and corner French doors. Cupboard housing hot water cylinder. Feature fireplace and additional fireplace with gas fired wood burner style fire.

There is also a **SHOWER ROOM** on this floor.

FIRST FLOOR

Good size square **KITCHEN BREAKFAST ROOM** 11'8 x 11'4 with green shaker style units. Room for a table and chairs. Integrated fridge/freezer and sink unit. Large built-in cupboard.

Large **RECEPTION ROOM / BEDROOM 3** 16'11 x 13'9 has the curved feature wall, built-in storage and feature fireplace.

SECOND FLOOR

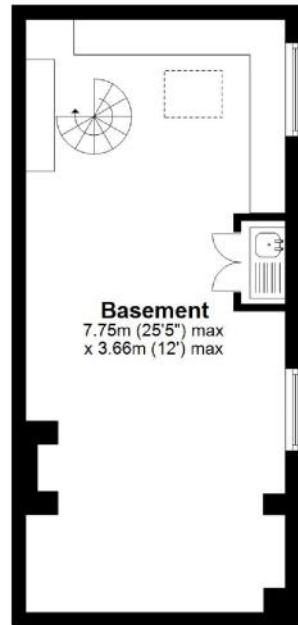
Bedrooms 1 and 2. Both doubles. **BEDROOM 1** 14'8 into door recess x 14'3, has a walk-in wardrobe and **EN-SUITE BATHROOM**, while **BEDROOM 2** 11'5 x 8'11, is served by a **SHOWER ROOM** on the mezzanine level above.

ATTIC ROOM 10' x 7'7 maximum. Accessed via a loft ladder and has a conservation skylight and built-in storage.

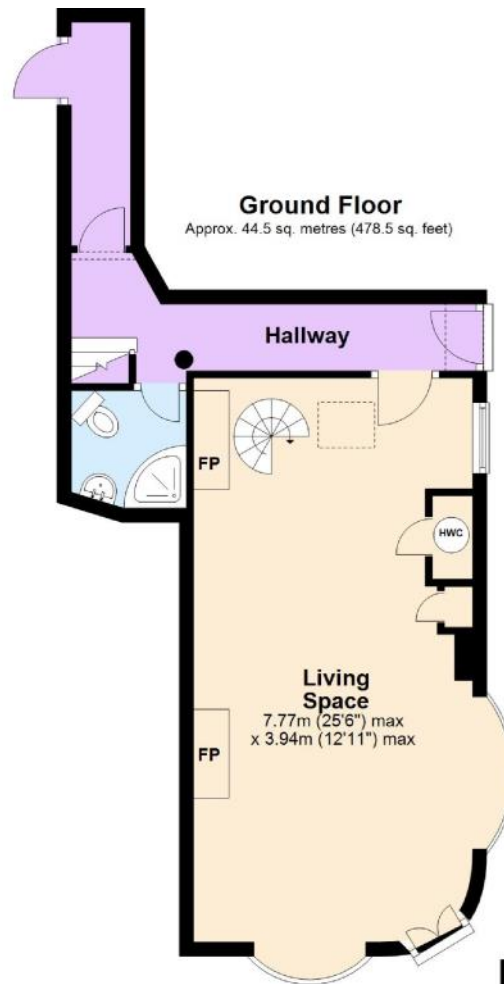
TENTURE: Freehold **SERVICES :** Mains water, drainage, gas and electricity. **COUNCIL TAX BAND E** Rother District Council.



Basement
Approx. 30.6 sq. metres (329.2 sq. feet)



Ground Floor
Approx. 44.5 sq. metres (478.5 sq. feet)



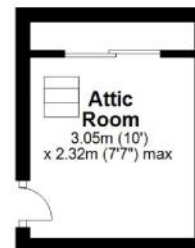
First Floor
Approx. 41.5 sq. metres (446.4 sq. feet)



Second Floor
Approx. 40.4 sq. metres (434.9 sq. feet)



Attic
Approx. 7.1 sq. metres (76.2 sq. feet)



Total area: approx. 164.0 sq. metres
(1765.2 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property.

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