



34 The Mint,
Rye, East Sussex TN31 7EN

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Guide Price : £750,000

Nestled in the heart of the picturesque Citadel is this delightful double-fronted Grade II Listed property with characterful features throughout and positioned in the centre of the ancient town of Rye.

On entering this lovely home which has been sympathetically refurbished you are immediately struck by its character, warmth and elegance.

To the ground floor, there is the dining room to one side and living room to the other both with boarded flooring, exposed brickwork, period wood stripped internal doors and stunning beams on display. Each room also benefits from a wood burning stove each and windows to the front. To note: the living room and dining room were previously one open planned space and are currently divided by a temporary partition wall which can be removed.

The property continues to the rear with the kitchen fitted with a range of light-coloured painted base and eye level units to three sides with tiled splashback, five burner gas hob, butler sink, integrated low-level fridge and window looking out over the courtyard. As the room continues passed the door leading outside you enter a flexible space offering storage cupboard and w.c. The dining room also offers access to the cellar and staircase to the first-floor landing.

The spacious primary suite looks out over the mint with characterful beams and brick fireplace. To the rear of this room is an en-suite bathroom providing bathtub with wall mounted shower attachment, bidet, w.c, wash hand basin, heated towel rail and window looking over the courtyard. Bedroom two has a dual aspect with picture glazed doors opening to an ornamental Juliet balcony offering views across roof tops and over the courtyard. This room leads to a fitted en-suite shower room. Bedroom three is also on the first floor with a window to the front looking out over 'The Mint'.

A hidden staircase leads from the landing to the second floor with an en-suite shower room and bedroom four providing eave storage and skylight with roof top views.

The private courtyard is accessed from the kitchen and has paved flooring and gate leading out to 'The Mint'

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WarnerGray



SITUATION This wonderful property would be ideal for anyone looking for a welcoming retreat in the heart of Rye, permanent residence or holiday let and sits amongst the fantastic selection of eateries, coffee houses, independent cinema and galleries which are surrounded by stunning architecture within the conservation area of this ancient town. Rye Train station is also within walking distance offering services to Ashford International, London & Brighton. Rye has a fantastic connection to art, seaford and music with the Art festival, Rye Scallop Week and Rye International Jazz & Blues Festival being popular attractions.

Ground Floor :

Living / Dining Room 25' 3" x 18' 5".

Kitchen 12' 11" x 10' 0"

Inner Hallway & Cloakroom

Bedroom 1 18' 1" x 16' 1" with en-suite Bathroom

First Floor Landing:

Bedroom 2 12' 10" x 10' 2" with en-suite Shower Room

Bedroom 3 12' 1" x 9' 5"

Second Floor Landing :

Bedroom 4 16' 1" x 8' 8" with en-Suite Shower Room

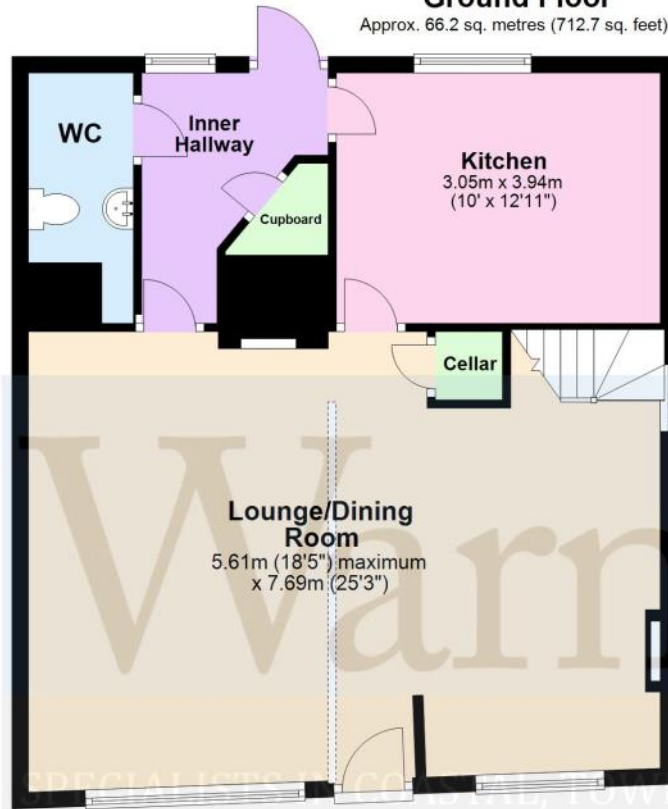
Outside : The private courtyard is accessed from the kitchen and has paved flooring & gate leading out to 'The Mint'

Services : Mains water, electricity, gas and drainage.



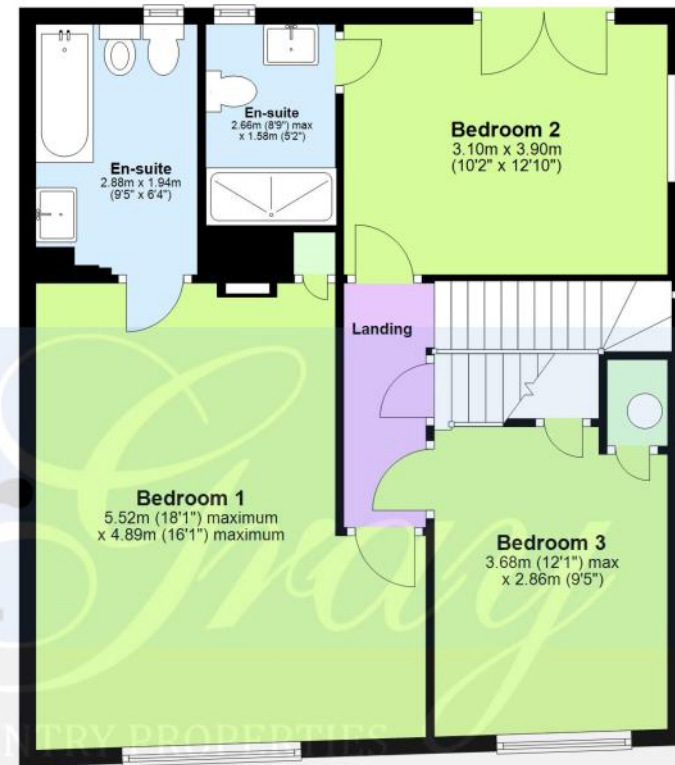
Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



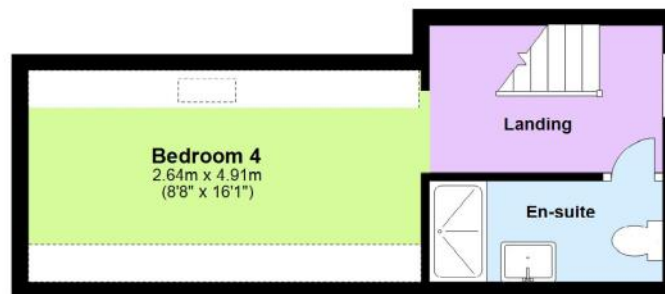
First Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



Second Floor

Approx. 21.9 sq. metres (235.8 sq. feet)



Total area: approx. 153.3 sq. metres
(1650.0 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. 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 this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



