

**RUSH
WITT &
WILSON**



**The Workhouse 18 Cinque Ports Street, Rye, East Sussex TN31 7AD
Guide Price £1,100,000**

UNIQUE HOME IN THE HEART OF RYE

Rush Witt & Wilson are pleased to offer a substantial LIVE / WORK unit tucked away in the heart of Rye.

The SPACIOUS, VERSATILE AND WELL PRESENTED accommodation comprises three double bedrooms, one with en suite shower room, family bathroom, open plan living space with vaulted ceiling and balcony. There is a large studio room with adjoining utility room and cloakroom.

The commercial element is linked but can be accessed independently and comprises reception area, three consulting rooms, kitchenette and cloakroom. PARKING TO THE FRONT

Double gates open to a partly walled courtyard. Further private split level terrace also accessed from studio room. SOLAR PANELS. Offered CHAIN FREE.

For further information and to arrange a viewing please call our RYE OFFICE 01797 224000.



Locality
The Workhouse is situated in the heart of the ancient Cinque Port town of Rye, being located in Cinque Ports Street and within easy walking distance to the railway station.

Rye offers a wide range of daily amenities including a supermarket, many specialist and general retails complimented by historic inns and eateries as well as the Kino cinema.

Primary and secondary schooling is available, as well as a sports centre.

The railway station allows access to the city of Brighton in the west and to Ashford, where there are connecting services to London.

Beautiful undulating countryside borders the town to the north, whilst to the south there is the Rye Bay with miles of open shingle beach extending from a nature reserve at Rye Harbour to the the cliffs at Fairlight, as well as being home to the famous Camber Sands.

Entrance Lobby
Stairs rise to firs floor and residential accommodation.

Door to studio.

Studio
10.2 x 4.83 max
Triple aspect with two windows to the front, two to the rear and double doors at the side opening to an enclosed split level terrace.

Beautifully restored wood block flooring.

Connecting door to reception area / consulting rooms.

Kitchenette
Work surface with inset sink and cupboard under. Space and plumbing for washing machine, space also for further freestanding appliances.. Window to the rear. Tiled floor.

Cloakroom
2.3 x 1.5

Reception Area

Cloakroom
1.89 x 1.05

Consultant Room 1
3.08 x 2.83

Consulting Room 2
3.10 x 2.89

Consulting Room 3
3.07 x 2.56

Kitchenette
4.02 x 1.51

First Floor

Kitchen / Breakfast room
5.17 x 2.89

Living / Dining Room
10.44 x 4.79
An impressive triple aspect room with vaulted ceiling and skylights. Double doors open to a balcony.

Hallway

Bedroom
4.19 x 3.68

Ensuite Shower Room
2.57 x 1.01
A white suite comprising wash basin, wc and shower cubicle. Window to the side. Heated towel rail.

Sunroom / Study
4.84 x 1.57

Bedroom
3.76 x 3.40

Bedroom
3.51 x 2.54

Bathroom
3.33 x 2.62
A luxuriously appointed room with stylish white suite comprising a roll top bath, wash basin and wc. Separate walk-in shower area.

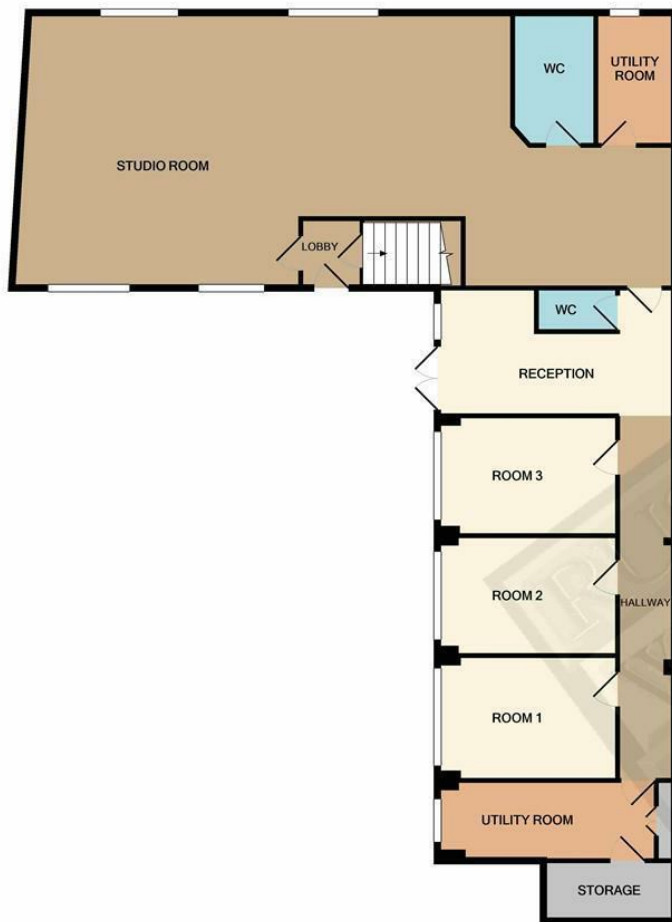
Agents Notes
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Currently used as a successful Wellbeing Centre, existing practitioners may be happy to continue working from the centre.

The property is fitted with Solar Panels and benefits from a feed in tariff. There is also a battery backup. Details on request.





TOTAL APPROX. FLOOR AREA 2942 SQ.FT. (273.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Lettings & Property Management**



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