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**The Old Brewery Wish Ward, Rye, East Sussex TN31 7DH**  
**Guide Price £525,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire a substantial period building in the heart of Rye.

The property comprises the major part of a Grade II Listed warehouse, thought to date from the early 1800s and arranged over three floors.

Planning permission has been granted for the refurbishment and conversion into a single residential dwelling with ground floor garaging.

The building may be suitable for other commercial / residential purposes, subject to necessary consents being obtained.

Planning details and plans are available on request.

For further information and to arrange a viewing please contact our Rye Office 01797 224000.

#### **Locality**

Situated in the Ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

The town offers a wide range of daily amenities to include a bustling high street where there is an array of specialist and general retail stores, supermarket, primary / secondary schooling and sports centre with indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside and weekly markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via the nature reserve to miles of open shingle beach, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

#### **The Old Brewery**

Attached Grade II Listed building with brick elevations beneath a tiled roof.

#### **EXISTING LAYOUT**

##### **Ground Floor**

Vehicular access to the front. Inter connecting rooms. Stairs rise to the first floor.

##### **First Floor**

Open plan with windows to the front. Stairs rise to the second floor.

##### **Second Floor**

Open plan mezzanine style with windows to the front and rear. Gallery.

#### **Planning**

Planning was granted on 1st June 2023 - Reference No: RR/2022/2557/P

Listed Building Consent was also granted RR/2022/2558/ L

#### **PROPOSED LAYOUT AS CONSENTED**

##### **Ground Floor**

Lift and stairs to all floors.

##### **Garaging**

A door to the front would lead to a turntable and parking for two cars.

##### **Utility Room**

##### **Gym**

##### **First Floor**

**Bedroom with ensuite and balcony**

**Bedroom with ensuite**

##### **Bedroom**

##### **Family Bathroom**

##### **Study / Library**

##### **Second Floor**

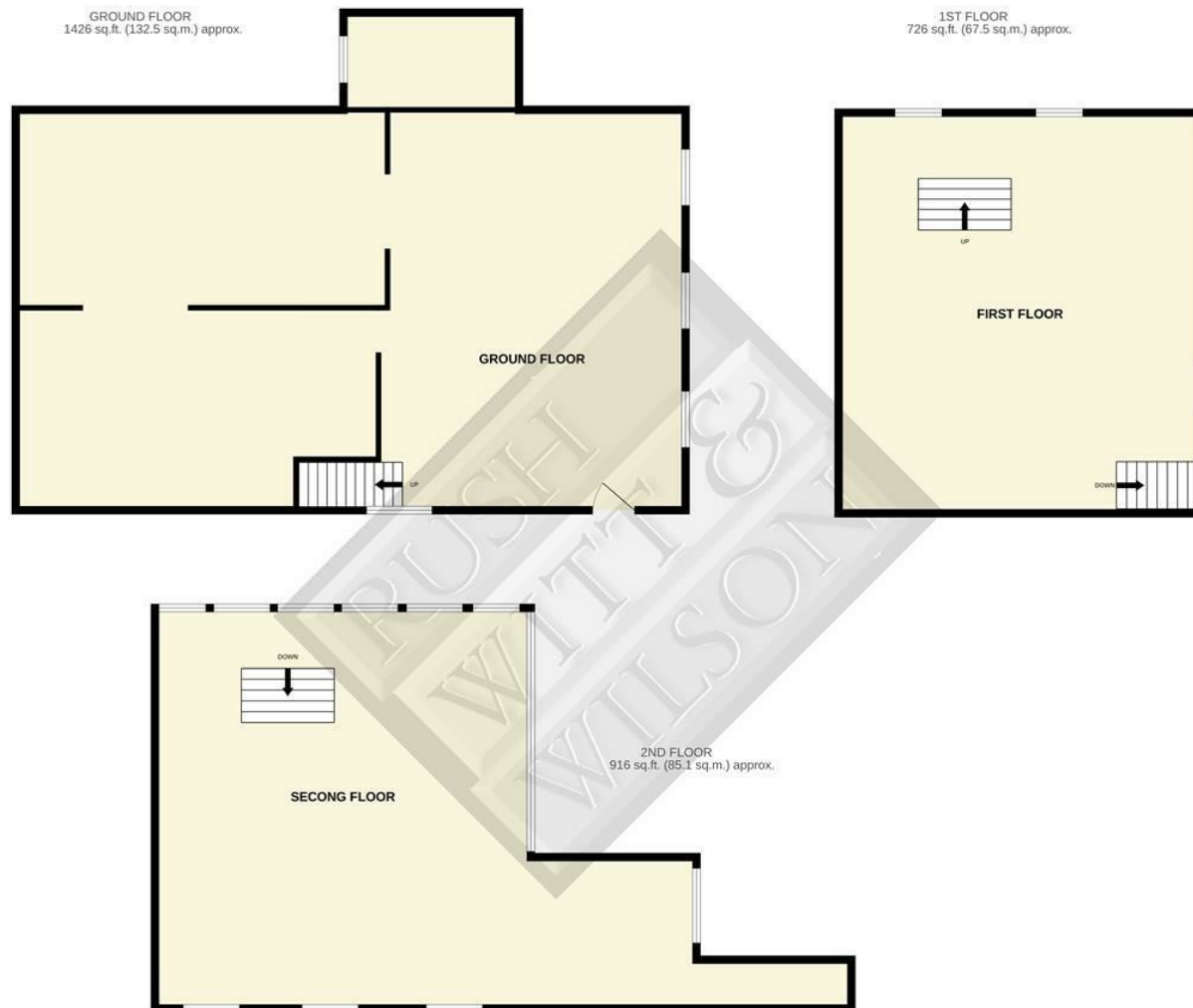
**Open plan living space and kitchen.**

**Internal winter garden.**

#### **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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for a omission or mis-statement. This plan is for illustrative purposes only and should be used as such as to their operability or efficiency can be given.  
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| Energy Efficiency Rating |   | Current                 | Potential |
|--------------------------|---|-------------------------|-----------|
|                          | A |                         |           |
|                          | B |                         |           |
|                          | C |                         |           |
|                          | D |                         |           |
|                          | E |                         |           |
|                          | F |                         |           |
|                          | G |                         |           |
| England & Wales          |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating |   | Current                 | Potential |
|------------------------------------------------|---|-------------------------|-----------|
|                                                | A |                         |           |
|                                                | B |                         |           |
|                                                | C |                         |           |
|                                                | D |                         |           |
|                                                | E |                         |           |
|                                                | F |                         |           |
|                                                | G |                         |           |
| England & Wales                                |   | EU Directive 2002/91/EC |           |

