RUSH WITT & WILSON

9 Market Street, Rye, East Sussex TN31 7LA
Guide Price £830,000

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

Rush Witt & Wilson are pleased to offer a charming, double fronted, Grade II Listed home in the heart of Rye.
The property boasts many period features including a wealth of exposed beams, inglenook fireplace and bread oven.
The spacious and versatile accommodation is arranged over three floors and comprises a double reception room, kitchen/ dining room with adjoining utility area, garden room with mezzanine gallery and a ground floor cloakroom. There are three double bedrooms on the first floor and two bathroom. On the top floor there is a generous landing and further bedroom / study.
Large walk-in cellar. Courtyard garden to the rear.
Offered CHAIN FREE
For further information and to arrange a viewing please contact our Rye Office 01797 224000

Locality
The property is situated in the heart of the Citadel opposite the Town Hall and St Mary's Church.

Rye boasts a range of amenities, there are specialist and general retail stores, a cinema, coffee shops and eateries as well as historic inns and restaurants, creating a cosmopolitan atmosphere.

There is primary and secondary schooling in the town, a sports centre and railway station with services to Brighton in the West and to Ashford where there are high speed connections to London.

Just a short drive away is the Rye Bay, comprising the famous Camber Sands, a nature reserve at Rye Harbour and miles of shingle beach extending to the sea cliffs at Fairlight.

Living Room
27'5" x 16'4" (8.36 x 4.98)
Two large windows to the front. Impressive inglenook with inset logburner.

Deep Storage Cupboard
8'2" x 6'2" (2.5 x 1.90)
Fitted with hooks for coats.

Inner Lobby
Door and steps descend to a Cellar.

Cellar
18'0" x 15'5" (5.5 x 4.7)
Light and power connected.

Kitchen/ Dining Room
16'10" x 16'9" (5.14 x 5.13)
The hub of the house, a spacious room with a wealth of exposed beams, inglenook and the feature former bread oven.

Fitted with a range of traditional style cupboard / drawer units. Granite worktop with inset sink. Inglenook with inset AGA range. Space and plumbing for dishwasher.

Utility
9'10" x 4'6" (3 x 1.39)
Further range of cupboards, worktop with inset sink. Skylight to the side. Space and plumbing for washing machine.

Cloakroom
8'2" x 4'5" (2.5 x 1.36)
Wash basin and wc. Wall mounted boiler. Window to the rear and skylight to the side.

Morning Room
11'9" x 10'5" (3.59 x 3.19)
Window to the rear and door to courtyard garden. Open tread steps rise to a Mezzanine / Gallery.

Mezzanine / Gallery
9'6" x 3'3" (2.9 x 1)
Window to the rear.

Storage Area
12'1" x 9'10" (3.7 x 3)
Restricted head height. Used for light storage. Window to the rear.

First Floor Landing
Stairs rise from the Living Room

Bedroom
13'3" x 11'10" (4.06 x 3.62)
Window to the front. Built in wardrobe.

Bedroom
16'8" x 10'8" (5.09 x 3.27)
Window to the front with small, fitted cupboard. Door to a secondary staircase that returns to the ground floor and a private street door.

Bathroom
6'9" x 6'5" (2.08 x 1.97)
A white suite comprising panel bath, wash basin and wc. Ornamental fireplace. Heated towel rail.

Bath / Shower Room
Bath with centre mounted taps, separate shower cubicle, wash basin, bidet and wc. Shelved airing cupboard housing hot water cylinder. Heated towel rail. Window to the side.

Bedroom
16'9" x 11'8" (5.13 x 3.58)
Steps rise from the landing to a generously proportioned bedroom with window to the rear, enjoying roof top views over the town. Range of built in wardrobes.

Second Floor Landing
11'1" x 6'11" (3.39 x 2.12)
Stairs rise from the first floor landing. Window to the front. Skylight.

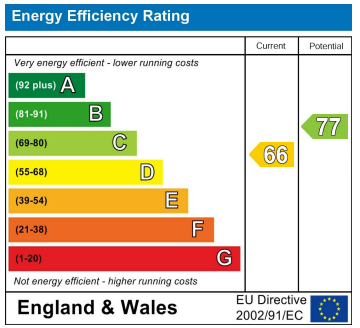
Office / Bedroom
13'5" x 11'1" (4.1 x 3.4)
Window to the front. Large fitted cupboard.

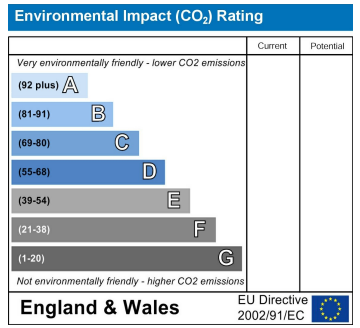
Outside
Located to the rear and accessed from the garden room is a charming paved courtyard garden.

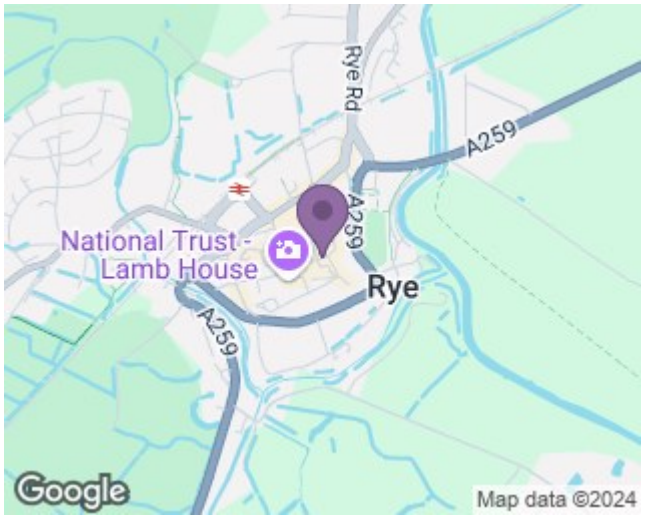
Agents Notes
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax: Band G







TOTAL FLOOR AREA : 2996 sq.ft. (278.3 sq.m.) approx.

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 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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The Estate Offices Cinque Ports Street, Rye, East Sussex, TN31 7AD
Tel: 01797 224000 | rye@rushwittwilson.co.uk | www.rushwittwilson.co.uk

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The Most Important Things In Life Aren't Things