

**RUSH
WITT &
WILSON**



28-30 Fishmarket Road, Rye, East Sussex TN31 7LP
Guide Price £650,000 Freehold

Rush Witt & Wilson are pleased to offer the opportunity to acquire a substantial detached property that has for many years operated as a successful owner run bed and breakfast, it is currently arranged to provide owners accommodation along side the letting rooms. The property also now benefits from planning permission to be changed to two dwelling houses RR/2025/1100/P. The accommodation is currently arranged as follows on the ground floor there is guest lounge and dining room, large kitchen/breakfast room located to the rear with access to courtyard and garden, there is then an owners dining room and living room. There is access from the ground floor to a lower ground floor cinema room. On the first floor there are four bedrooms, all with en-suite facilities, on the upper floor, four further bedrooms, a bath/shower room and a further shower room. There is an enclosed courtyard with access to a utility area, further courtyard, side access with steps that then rise to a split level garden with seating areas. Aviemore is located on the outskirts of the ancient Cinque Port town of Rye , conveniently positioned only a short walk (steps lead directly into the citadel) from a wide range of daily amenities, these include specialist and general retail stores and a fine selection of historic inns and restaurants, these are complimented by contemporary wine bars, eateries and coffee shops, all of which contribute to a cosmopolitan atmosphere. Rye also boasts many cobbled streets, working quayside, weekly markets, sport centre and indoor swimming pool. The railway station is only a short walk away and offers regular services to Brighton and to Ashford where there are connecting, high speed, services to London. A short drive away you will find the famous Camber Sands, as well as miles of open shingle beach which extend from the cliffs at Fairlight to the Nature Reserve at Rye Harbour.) To view call our Rye Office 01797 224000.







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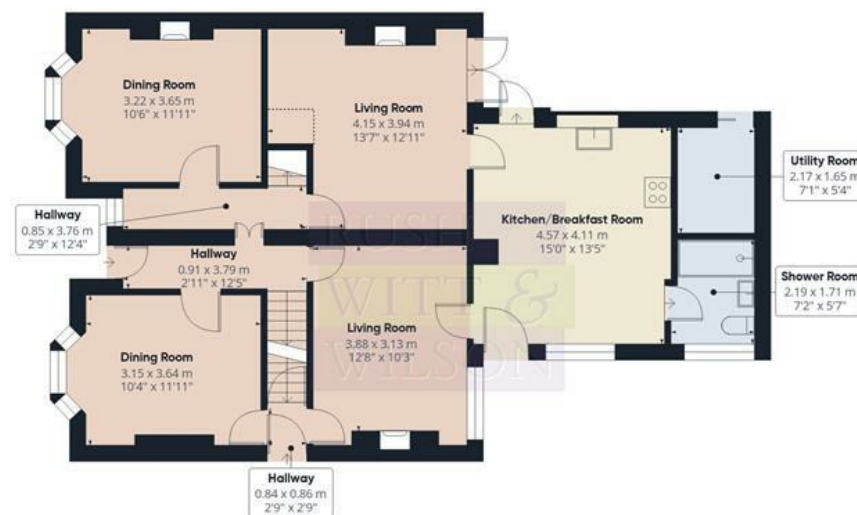
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Floor -1



Floor 0

Approximate total area⁽¹⁾

215.4 m²

2321 ft²

Reduced headroom

9.7 m²

105 ft²

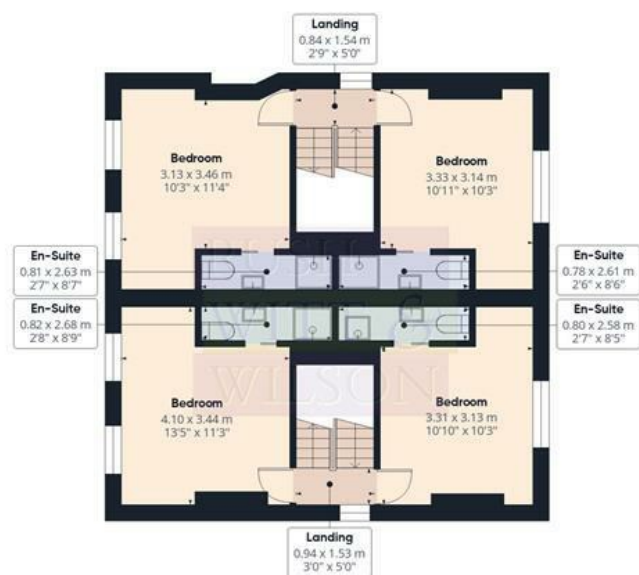
(1) Excluding balconies and terraces

Reduced headroom

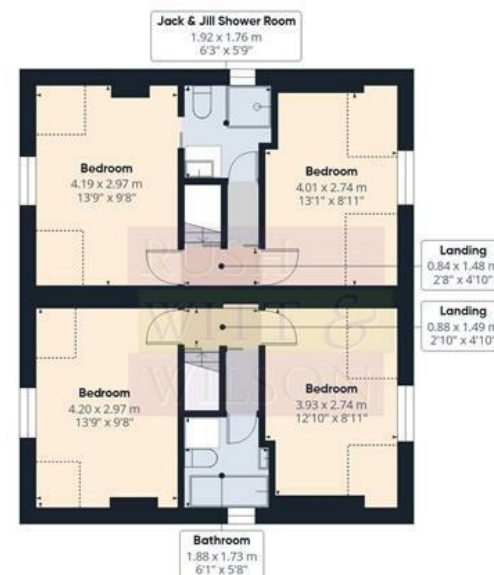
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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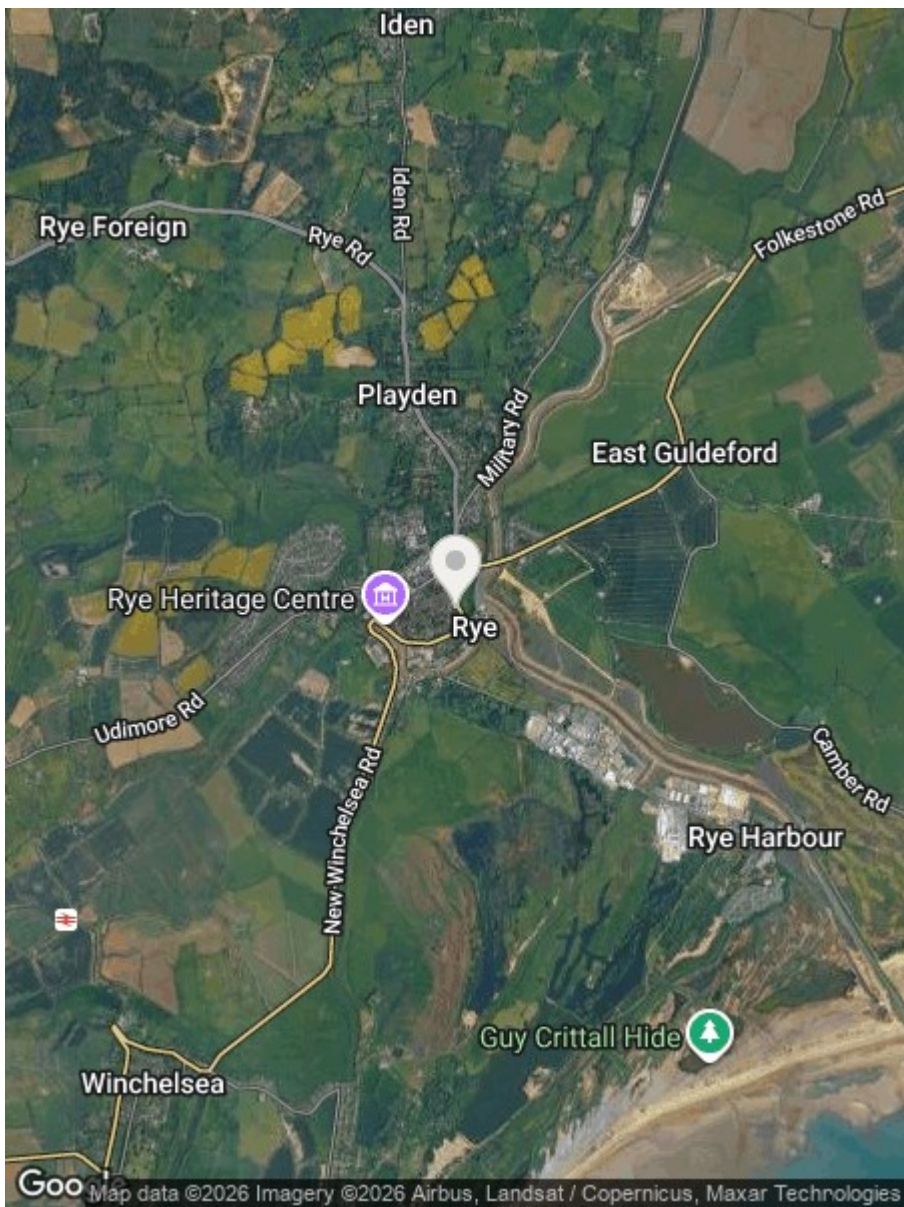


Floor 1



Floor 2





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	

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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Lettings & Property Management**



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