

**RUSH  
WITT &  
WILSON**



**23 Cinque Ports Street, Rye, Sussex TN31 7AD**  
**Offers In Excess Of £260,000**

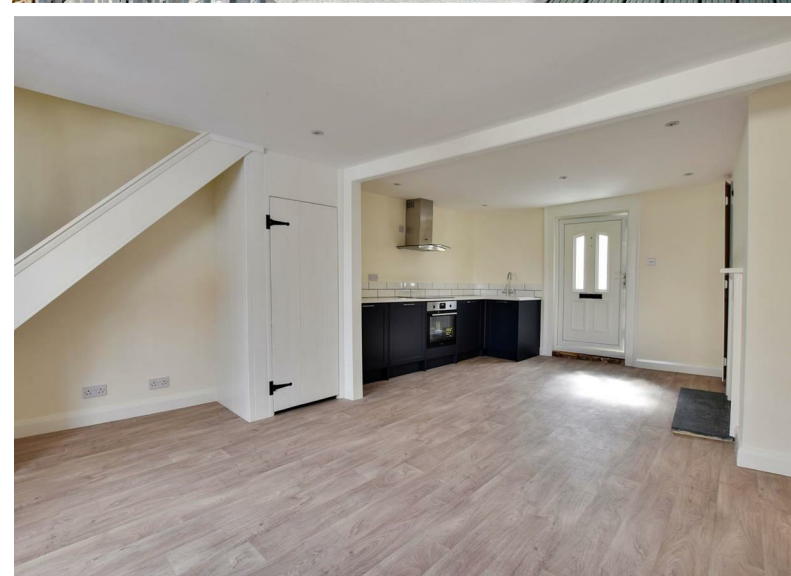


**Rush, Witt & Wilson are delighted to present to the market this unique freehold development opportunity which has both a SHOP and a fully refurbished two bedroom MAISONNETTE above.**

**Accommodation comprises a shop to the ground floor with direct access and frontage on the road. The shop currently comprises of two commercial areas, a toilet and sink to the rear.**

**Found with private access via an alleyway, there are stairs which rise to private storage and to the entrance to the first and second floor maisonette, accessed via a small outside area, access leads through to the first floor which comprises a newly decorated open plan living space with area suitable for a kitchen/diner, and to the second floor two bedrooms and a brand new shower room.**

**Viewings are recommended via the vendors appointed sole agents Rush, Witt & Wilson.**





**Locality**

The property is located in the centre of Rye where a range of daily amenities will be found including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

There is primary and secondary schooling in the town, weekly farmers’ and general markets and a sports centre with indoor swimming pool. The railway station offers regular services to the city of Brighton in the West and to Ashford where there is a high speed connection service (approx 38 minutes) to London and Continental Europe.

**Property Front**

9'7" x 9'2" (2.93 x 2.8)  
Carpeted, window fronting onto the road suitable for display.

**Shop Rear office**

10'9" x 8'2" (3.3 x 2.5)  
Access from front - carpet floor - electric all in place - power points - toilet situated at back of office - Rear access to storage area.

**Storage Area**

gated and locked area , access via alleyway to the side of property, concrete floor, water point.

**Outside Courtyard**

Accessed via private alley with stairs and allowing access to maisonette via a UPVC double glazed door.

**Open Plan Lounge/Diner/Kitchen**

20'4" x 13'1" (6.21 x 4.01)  
Newly fitted and decorated kitchen, built in oven, extractor fan, vinyl floor, radiator, window to the front of the property, stairs leading to:

**Bedroom One**

11'4" x 10'0" (3.47 x 3.05)  
Carpet floor, radiator, built in storage, window to the front of the property.

**Bedroom Two**

10'7" x 7'10" (3.24 x 2.4)  
Carpet floor, radiator, built in storage, window to the rear of the property.

**Shower Room**

7'6" x 4'4" (2.29 x 1.34)  
Newly fitted shower, WC, sink, toilet rail, vinyl floor.

**Agent Notes**

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

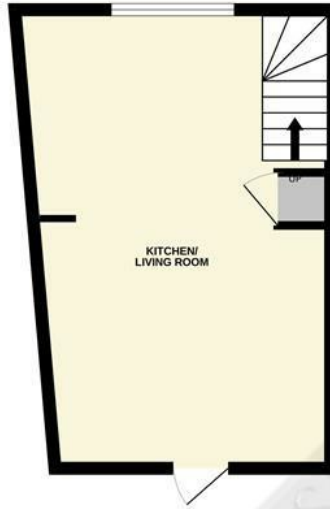
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

It can also be noted that the property was one residential unit and in 1960 planning permission was granted to change the ground floor to a commercial unit. It may be possible to revert this subject to the usual consents.

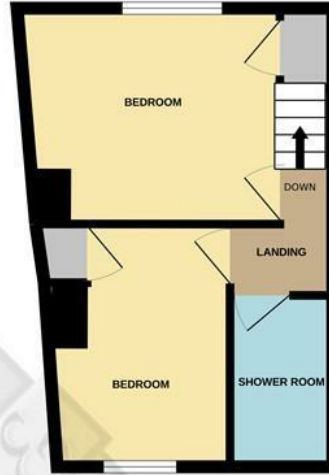




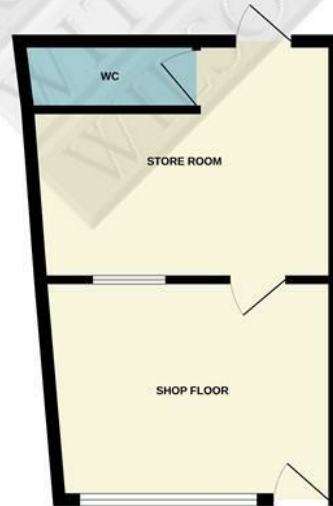
GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.0 sq.m.) approx.



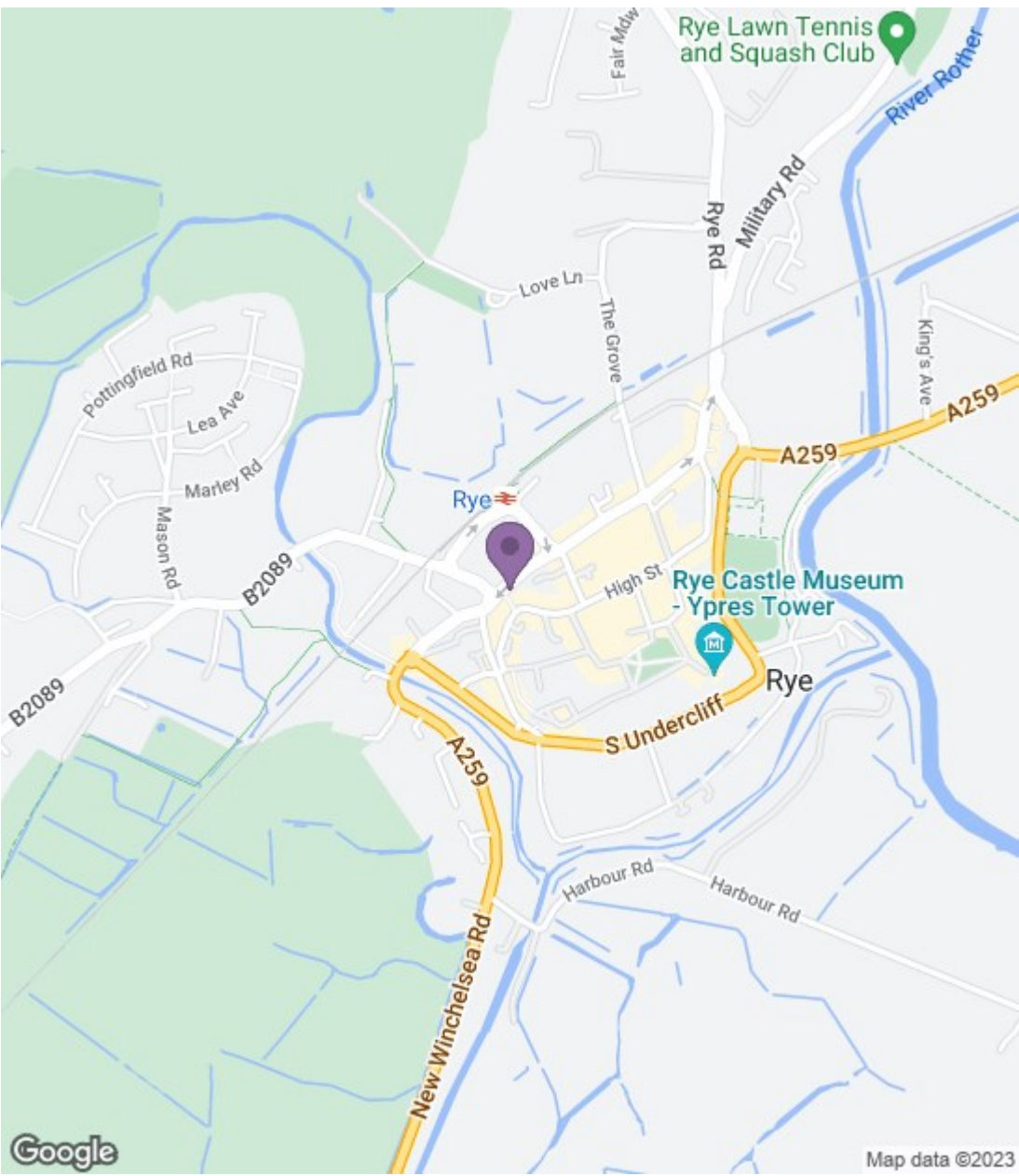
BASEMENT  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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| 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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