PHILLIPS & STUBBS



coastal + COUNTRY







The property is located within the Ancient Town and Cinque Port of Rye renowned for its historical associations and fine period architecture including the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and eighteenth-century Town Hall. From the town there are local train services to Ashford with high-speed connections to London (St. Pancras 38 minutes). The M20 may be joined at Ashford via the A2070 and A259. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are Battle with its Abbey and Tenterden with its tree-lined High Street and green swards.

Entrance hall
From the street, steps lead up to the front door and into a communal entrance hall which only serves this property and the first floor apartment. There is a private front door which leads into a hallway with access to the bedroom and main living area.

Open plan living room/kitchen
The living area has an exposed brick fireplace with window to the rear, the kitchen area is fitted with a range of cupboards, 4 ring gas hob and oven.

Bedroom
Double bedroom with bay window to the front overlooking The Strand with the Town's former warehouses beyond.

Bathroom
Featuring a white suite comprising a bath, w.c and wash hand basin. A window to the rear provides natural light.

Lease details: 999 year Lease from 29th September 2024.
All three flats own a 1/3 share in the Freehold.
Service/maintenance charge currently £50 per month.

Please note
Some of the photographs are not a direct view from the property but are generic scenes of Rye.

Local Authority: Rother District Council.
Council Tax Band A
Mains electricity, water, gas and drainage.
Predicted mobile phone coverage: Vodafone, EE, O2, Three
Broadband speed: Ultrafast 1800Mbps available.
Source Ofcom Current flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £145,000 Leasehold - Share of Freehold

Flat 2, 55 Winchelsea Road, Rye, TN31 7EL







A one bedroom flat situated just outside the Town centre, the property is now in need of general updating and modernisation.

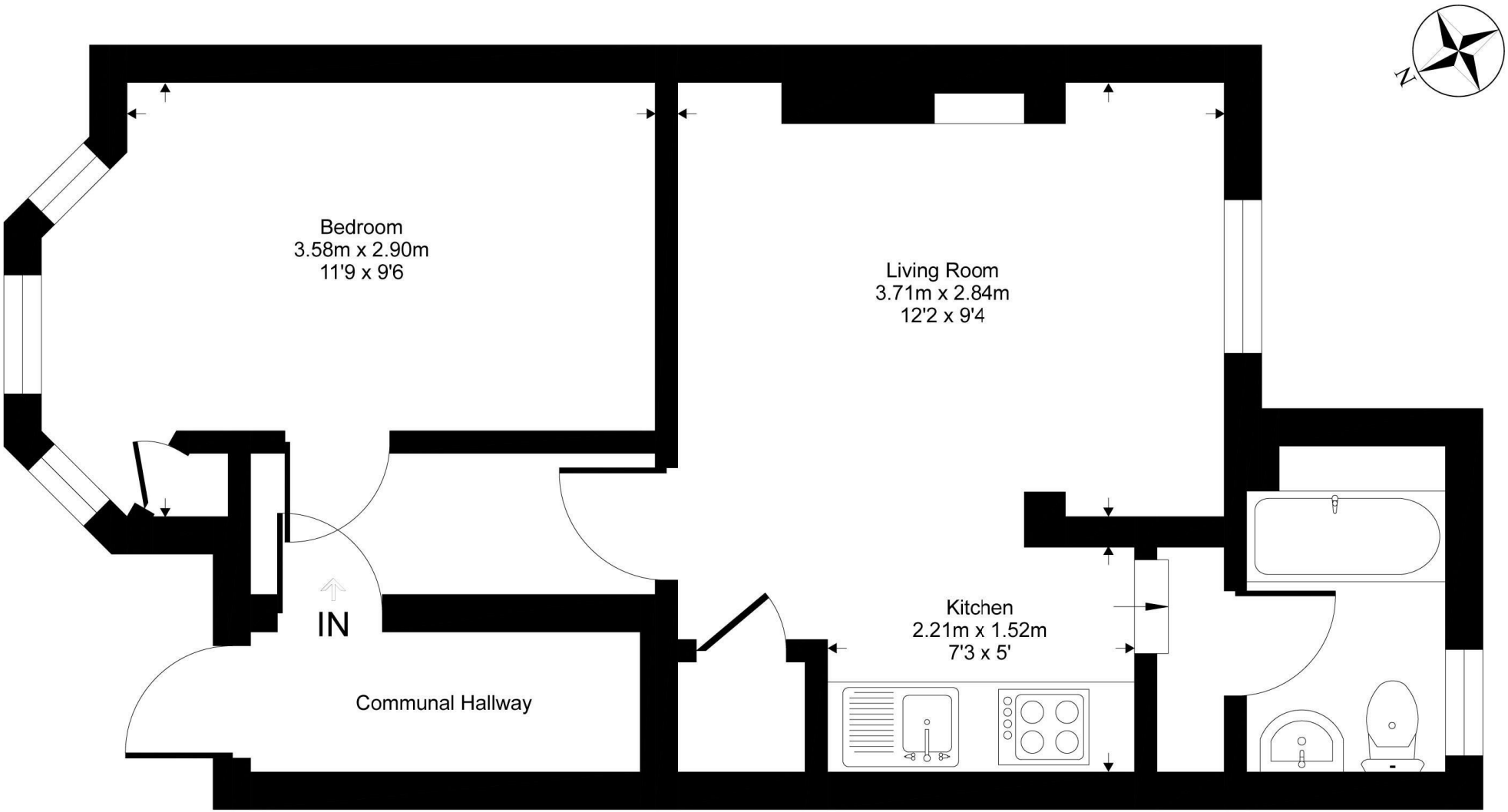
• 1 bedroom flat • Close to Rye amenities • Long Lease and share of Freehold • No chain



EPC: E
Local Authority: Rother District Council
Council Tax Band: A

Winchelsea Road

Approximate Gross Internal Area = 34.2 sq m / 369 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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