

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is set back from the road in a small gated residential development located off Wish Street in the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford with high speed connections London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A detached double fronted modern property presenting brick lower and tile hung upper external elevations set with double glazed windows beneath a pitched tiled roof. The accommodation is arranged over three levels, as shown on the floor plan.

The property is approached via a part glazed front door, with a projecting canopy above, opening into a hallway with stairs to the first floor, built in storage cupboard housing a wall mounted gas boiler and cloakroom off with modern white fittings comprising a close coupled w.c and wash basin.

The double aspect living room has an attractive fireplace with a composite stone surround and a fitted wood burner, together with a bay window with glazed double doors which open onto the decked garden.

The double aspect kitchen/breakfast room has a tiled floor and is extensively fitted with a range of contemporary units incorporating wall and base cupboards and drawers beneath granite effect counter tops with an integrated washing machine/dryer and

fridge/freezer together with stainless steel appliances including a 4 burner gas hob with oven below and filter hood above.

On the first floor, there is a landing with a turned staircase to the upper floor. Bedroom 1 has a projecting bay, a deep built in storage cupboard and an en suite shower room with contemporary fittings including a tiled shower cubicle, close coupled wc and wall mounted hand basin. Bedroom 2 is double aspect and the fully tiled Jack and Jill shower room has contemporary fittings including a shower cubicle, hand basin and close coupled w.c with a concealed cistern.

On the second floor, there is a study with a skylight window.

Outside: To one side of the house is a fence enclosed garden with decking and to the other, a private parking space.

Further information:

Local Authority: Rother District Council. Council Tax Band D

Mains electricity, water, gas and drainage.

Predicted mobile phone coverage: 02, EE and Three

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Rivers and seas flood risk summary: Very low risk. Source GOV.UK

Service charge of £30.00 per month currently for the communal area, which is agreed by the residents association 'Old Forge Mews Ltd' The charge covers servicing and call outs for the electronic gates to the mews, gardening and lighting in the communal areas.

Directions: From our office in Rye, proceed straight along Cinque Ports Street into Wish Street where the gated entrance to the Forge Mews development will be seen on the right-hand side shortly before reaching the roundabout and the Strand Quay.

Guide price: £399,950 freehold

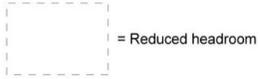
6 Forge Mews, Rye, East Sussex TN31 7DD



A modern detached double fronted mews house, affording stylish living accommodation together with an enclosed garden and private parking situated in a small gated development close to the centre of the Ancient Town and Cinque Port of Rye.

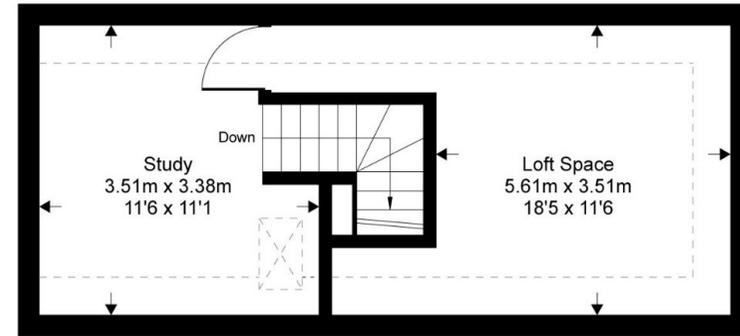
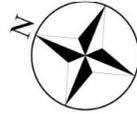
- Entrance hall • Living room with French doors to garden • Kitchen/Diner • Cloakroom
- Landing • Two double bedrooms • Two shower rooms (both en suite) • Second floor study
- Gas central heating • EPC rating C • Garden • Adjacent parking space



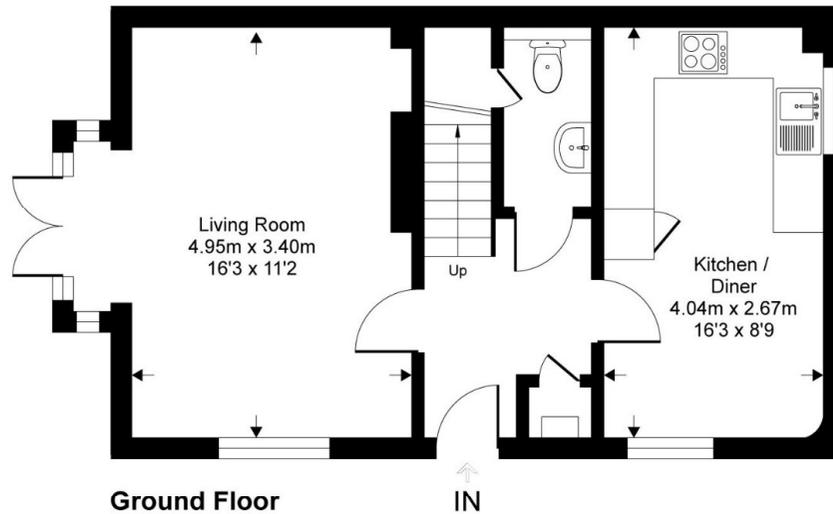


# Forge Mews

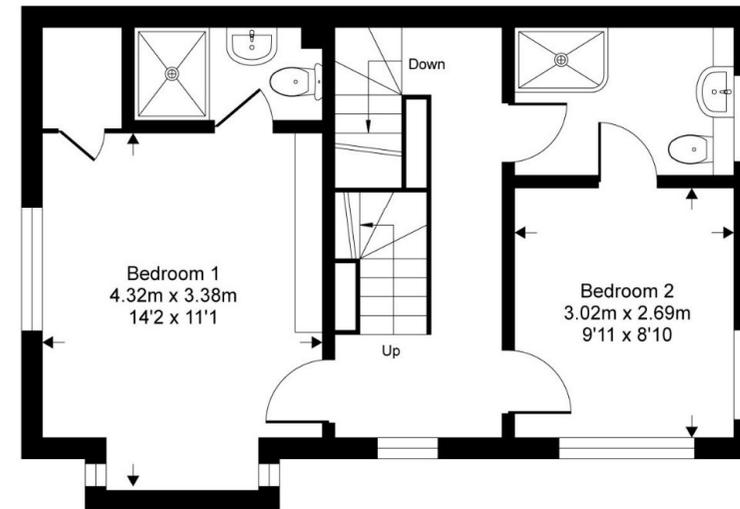
Approximate Gross Internal Area = 106. sq m / 1147 sq ft  
(excludes restricted head height)



**Second Floor**



**Ground Floor**



**First 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



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