PHILLIPS & STUBBS



coastal + COUNTRY







The property is situated in the Conservation Area of 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 Festival is held annually. From the town there are local train services to Brighton and to Ashford with high speed connections to London St. Pancras in 37 minutes (1 hr 13 mins London to Rye) and to Paris/Lille/Brussels via the Channel Tunnel. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Ground floor

Front door into the entrance hall with stairs rising to the first floor, on the half landing there is door out to a balcony which in turn has steps down to the rear garden. Door to the integral single garage. Cloakroom comprising wc and wash hand basin.

First floor

landing and door to the main open plan living/dining/kitchen area which has two windows to the front and additional one to the rear. The kitchen has a range of base and wall mounted units incorporating a 4 ring gas hob with oven under and extractor fan over, integrated dishwasher and fridge.

Second floor

landing with access to all bedrooms and family bathroom. Bedroom 1 has a dormer window to the front. Bedroom 2 has a dormer window to the rear. Bedroom 3 with Velux window. Family bathroom comprising panelled bath with shower over and side screen, w.c and wash hand basin.

Outside

The property is approached over a shared and gated block paved drive which also serves the neighbouring properties. No. 4 has an integral single garage with up and over door, space and plumbing for a washing machine and tumble dryer, wall mounted gas fired boiler. A car can also be parked outside the garage and there are visitor spaces. The low maintenance rear garden is fence enclosed with decked areas and a side gate. Note: There is a right of way in favour of the neighbouring property across part of the garden. There is a service charge of £300 per annum.

Further information

Local Authority: Rother District Council. Council Tax Band D
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £425,000 Freehold

4 Burnhams, Rye, East Sussex, TN31 7LW







A modern end of terrace three bedroom townhouse situated within a small courtyard development in the Conservation Area of the Ancient Town close to local amenities and mainline station.

• Tucked away position close to Rye High Street • Integral single garage • Cloakroom • Open plan living / dining / kitchen area • 3 bedrooms • Family bathroom • Gas central heating • EPC rating C • Communal visitor spaces • Enclosed rear garden



Directions: From our offices in Cinque Ports Street proceed in an Easterly direction over the mini roundabout and then bear left, following the road around by the Landgate arch into The Landgate, after a short distance, just past the Queens Head public house, turn left where there is a wide driveway and Burnhams will be found on the right hand side.

EPC: C
Local Authority: Rother District Council
Council Tax Band: D

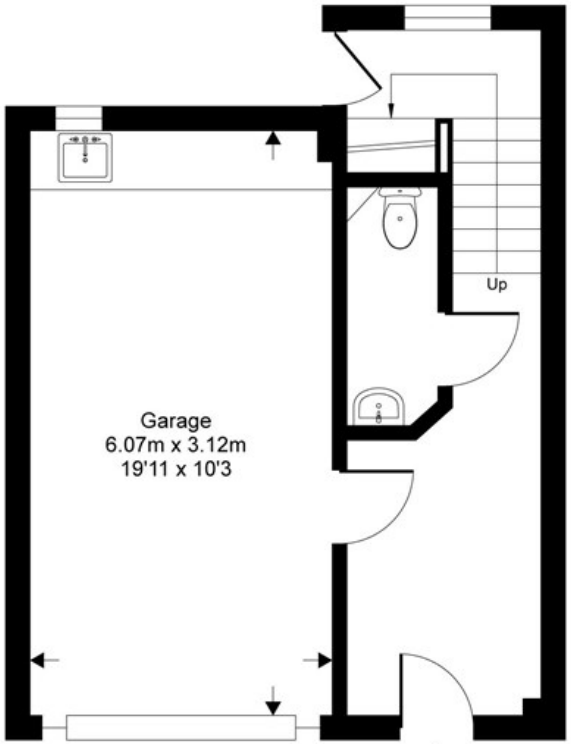
= Reduced headroom

4 Burnhams

Approximate Gross Internal Area = 79.2 sq m / 853 sq ft
Approximate Garage Internal Area = 18.8 sq m / 203 sq ft
Approximate Total Internal Area = 98 sq m / 1056 sq ft
(excludes restricted head height)

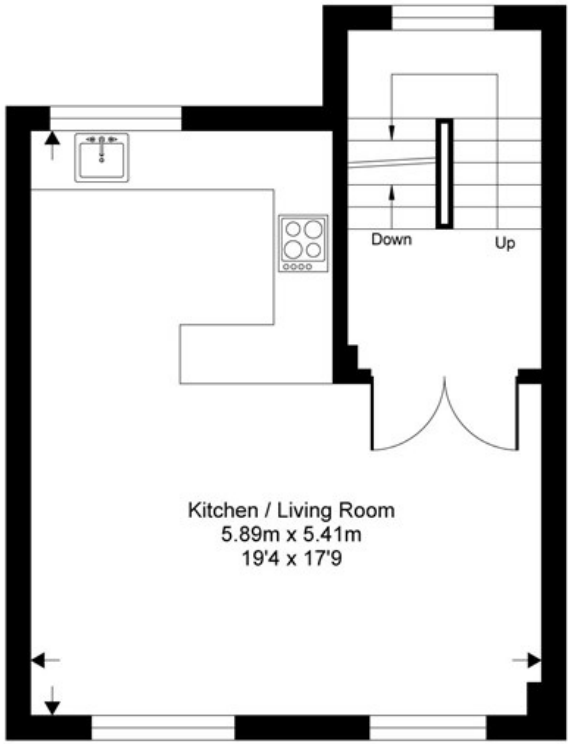
N

Garden
Approximate
7.92m
26'

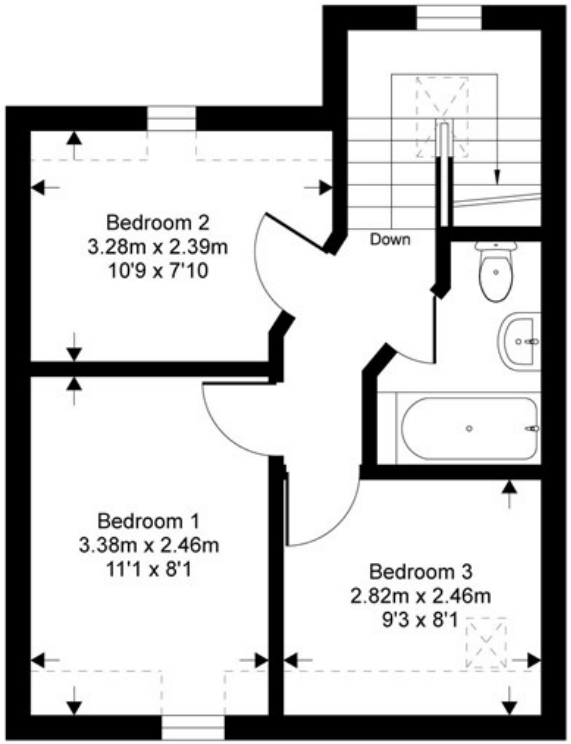


Ground Floor

IN



First Floor



Second 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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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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