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Lily Cottage, 6 Rope Walk, Rye, East Sussex TN31 7NA

£375,000 freehold

Set within a short stroll of the historic High Street is this attractive Grade II Listed 2/3 bedroom period property that has been upgraded and improved with stylish fixtures and fittings and a small enclosed courtyard garden.

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|-------------------------|----------------------|--------------------------|------------------|
| Grade II Listed Cottage | 3 Bedrooms | Sympathetically Restored | Period Features |
| Courtyard Garden | Close to High Street | Luxury Kitchen | Stylish Bathroom |

Description

This attractive Grade II Listed period property sits within a short stroll of the historic High Street and viewing is highly recommended. Sympathetically restored and upgraded the cottage retains many attractive period features, the living room has a wood burning stove that opens into a recently refitted kitchen that provides space for a breakfast table. The stylish bathroom has a shower over bath and to the first and second floors are three bedrooms. Outside there is a small enclosed courtyard garden with pedestrian access to the rear.

Directions

From Rye train station, continue towards the Town Centre bearing left onto Cinque Port Street and turn left at the roundabout into Rope Walk where the property will be found on the left hand side.

What3Words: ///medium.baguettes.contain

THE ACCOMMODATION

With approximate room dimensions comprises:

CANOPIED PORCH

With panelled door through to

LIVING ROOM

12' 0" x 11' 5" (3.66m x 3.48m) Sash window to front, central wood burning stove with decorative painted mantle, tiled hearth, panelled cupboard to side, exposed wooden floorboards, opening through to



KITCHEN

12' 0" x 9' 8" (3.66m x 2.95m) With window to rear, fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, fitted oven and a wood effect working surface incorporating a stainless steel sink with mixer tap and four burner gas hob. Stairs rise to the first floor landing, breakfast bar below, storage cupboard, opening to



REAR PORCH

With stable door to outside, cupboard housing boiler, space and plumbing for washing machine.

BATHROOM

5' 8" x 7' 0" (1.73m x 2.13m) With obscured window to rear, part tiled and fitted with a panelled bath with mixer taps and central shower over, heated towel rail to side, vanity sink unit and high cistern WC.

FIRST FLOOR LANDING

MAIN BEDROOM

12' 0" x 11' 4" (3.66m x 3.45m) With sash window to front, attractive cast iron feature fireplace.



BEDROOM

10' 3" x 9' 7" (3.12m x 2.92m) With window to rear, part panelled walls, door and stairs connecting to



BEDROOM

12' 1" x 11' 0" (3.68m x 3.35m) With velux window to front, cast iron feature fireplace.

OUTSIDE

To the rear of the property is a small area of enclosed courtyard with access to a residents pathway.

COUNCIL TAX

Rother District Council
Band C - £2123.69 (2023/24)

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

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.