

PHILLIPS & STUBBS



coastal +
COUNTRY

High Street, TN31

Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft



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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The Maisonette, 22 High Street, Rye, East Sussex TN31 7JF

Guide price: £400,000 Long leasehold (999 years)

An opportunity to acquire a second floor apartment with planning permission to extend the accommodation across the entire first floor of this Grade II Listed Georgian building to create a spacious self-contained 3 bedroom maisonette in the Conservation Area of the Ancient Town and Cinque Port of Rye. Ground floor business of "Penny Royal" unaffected.

Rye is renowned for its historical associations and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities, the two screen cinema, arts centre and café and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye Jazz Festival are held annually. From the town there are local train services to Eastbourne and to Ashford International from where there are high speed connections to London St. Pancras (38 minutes) and the Continent via Eurostar.

The upper floors of a fine Grade II Listed building of late eighteenth century origin with two bay windows on the first floor and an independent doorway from the High Street with a panelled surround. The second floor currently comprises an existing two bedroom apartment with planning consent to provide additional accommodation across the entire first floor.

Planning Reference: RR/2020/2302/P & RR/2020/2303/L

Tenure: A new 999 year lease. No holiday lets.

Council Tax: To be assessed.

Buyer responsible for the separation of the services.



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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