



No. 10

No. 11

10/11 Landgate & Adjacent Parking
Rye, East Sussex

Offices in:
Rye, Edenbridge, Canterbury, Wye and Park Lane, Mayfair

Available with immediate vacant possession, a pair of Grade II Listed Period connecting cottages in central Rye considered ideal as a principal residence, second home or buy to let investment.

10/11 LANDGATE & ADJACENT PARKING, RYE, EAST SUSSEX, TN31 7LH

- Entrance Hall • Lounge/Dining room • Kitchen/breakfast room • Cloakroom • Cellar • 2 First floor Bedrooms
- Bathroom • 2 further Bedrooms on Second floor • Bathroom

Description

10 & 11 Landgate are two individual attached cottages with inter-connecting rooms offering flexibility and potential. The cottages present attractive colour washed and weather boarded elevations under peg tiled roofs and have been modernised to a good standard whilst retaining the inherent charm, character and period features including some exposed timbers and open fire places. The rooms are generally well proportioned and arranged over three floors and in addition, **available by separate negotiation** is a single parking bay adjacent to number 11 Landgate.

Situation

The cottages occupy a central position within central Rye just along from the Landgate and within a short walk of Hilders Cliff and the High Street. The town offers a variety of interesting shops, tea rooms, restaurants and numerous historic houses, churches and monuments together with a weekly market and a good selection of sport, leisure and recreational facilities nearby. Rye station offers regular services to Brighton and Ashford International with a connecting high speed javelin train service to London St Pancras in around 38 minutes. The national motorway network is available at junction 10 off the M20 with access to both the M25 to the North and the Channel Tunnel via Folkestone to mainland Europe.

Directions

From the M20 junction 10, take the A2070 exit to Hastings/Lydd Airport/Hamstreet. At the roundabout, take the 2nd exit onto the A2070; go through one roundabout and take the 2nd exit on the next one, follow the A259 and turn right onto Guldeford Lane. Proceed for 4.9 miles to the next roundabout and take the 1st exit onto Fishmarket Road/A259. After half a mile take the 2nd exit at the next roundabout onto Wish Street/A268. Follow the A268 onto Cinque Ports Street, continue over 1 mini roundabout and follow the road round into Landgate. Number 10 & 11 will be on your left at the end of the terrace.

VIEWINGS:

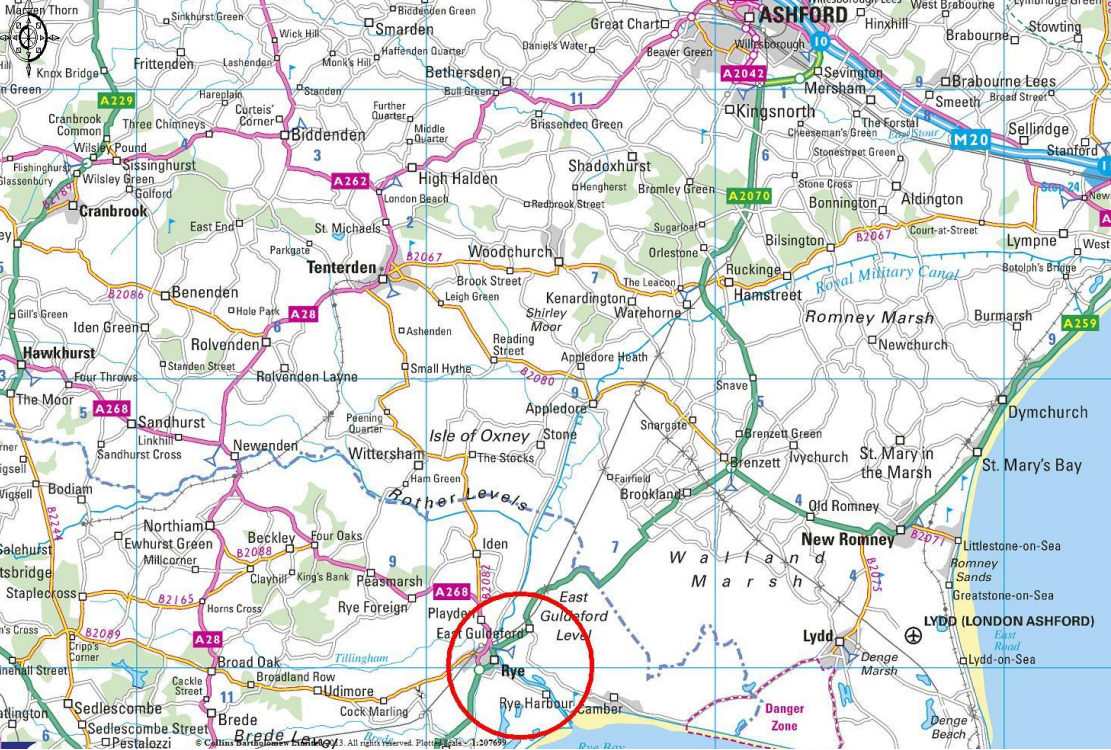
Strictly by appointment via

FOXWOOD MACLEAN
RYE: 01797 229922









TENURE

We are informed by our Client that there are three separate Freehold Titles; one for each cottage and one for the car parking space.

LOCAL AUTHORITY

Rother District Council Tel: 01424 787000 Web: www.rother.gov.uk

COUNCIL TAX

The property is in Council Tax Band B

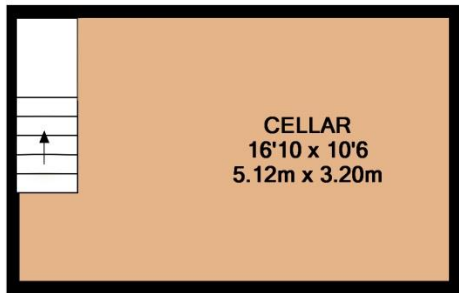
SERVICES

The property benefits from gas fired central heating. Mains electricity, water and waste water are all connected.

PARKING ADJACENT TO NUMBER 11

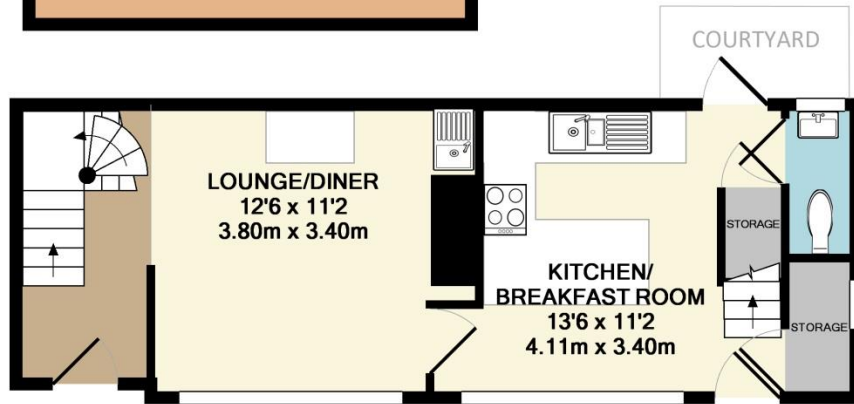
Our Client has agreed to offer the parking space with first rights of refusal to any eventual purchaser of the cottages. In the event that a purchaser of the cottages declines the space it will be offered under separate negotiation to interested parties.



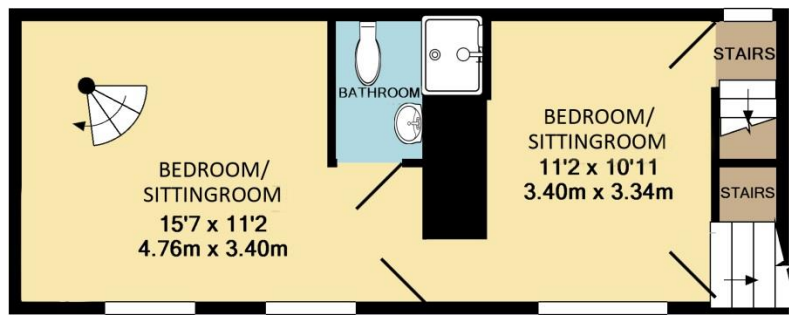


BASEMENT LEVEL
APPROX. FLOOR
AREA 176 SQ.FT.
(16.4 SQ.M.)

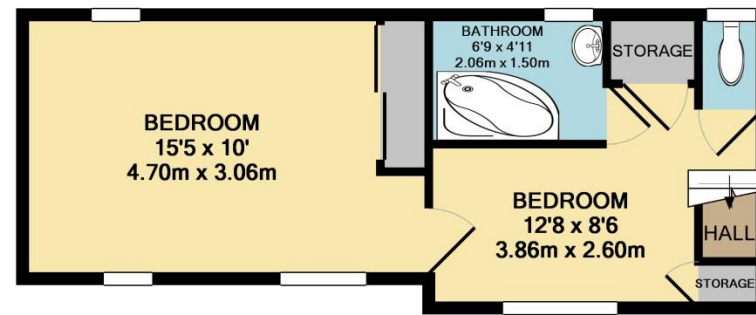
TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)



3 Landgate, Rye
East Sussex, TN31 7LH
T 01797 229922
E rye@foxwoodmaclean.co.uk
www.foxwoodmaclean.co.uk



View of the only remaining gate of four built in the 14th Century to defend the town from invading forces

