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Estate Agents



12 Bridge Place Rye East Sussex

12 Bridge Place Rye, East Sussex TN31 7LN

A very pretty Victorian cottage in a fabulous tucked away location, a short walk away from the centre of town and with the benefit of a parking space.

Private garden backing onto The Salts.

Guide Price £335,000



Accommodation

- Sitting room
- Dining room
- Kitchen
- Two double bedrooms
- Family bathroom

Outside

- Storage cellar
- Courtyard garden
- Parking space



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Situation

Bridge Place is situated in the conservation area of this ancient town and is a short distance from the Landgate which leads up into the town.

Rye is renowned for its charm and history, with an excellent range of independent shops, galleries, restaurants and pubs.

12 Bridge Place

This charming Victorian cottage has many retained character features including original fireplaces, high ceilings, bay windows and stripped pine floors.

The sitting room is a cosy space with fitted cupboards and bookshelves to one side of the open fireplace. Beyond is the dining room again, with an exposed brick fireplace, fitted with a wood burning stove.

The kitchen is to the rear of the cottage and is fitted with a range of units.

Upstairs there are two double bedrooms, with the main bedroom having really good dimensions. The bedrooms which both have built in cupboards share the family bathroom fitted with traditional sanitary ware.

Outside

The property benefits from a residents parking permit allowing a vehicle to be parked directly outside the house. To one side of the cottage is a private passageway allowing access to the rear and providing valuable storage space (e.g. for bicycles).

The garden to the rear has been designed with ease of maintenance in mind and is a pleasant spot for outdoor dining. A gate to the rear opens on to The Salts, an area of green open space.

Beneath the cottage and accessed from the garden is a small cellar providing additional storage space.

Services

Mains gas water and electricity. Mains drains.

Agents Note:

The property was partially underpinned over 20 years ago.

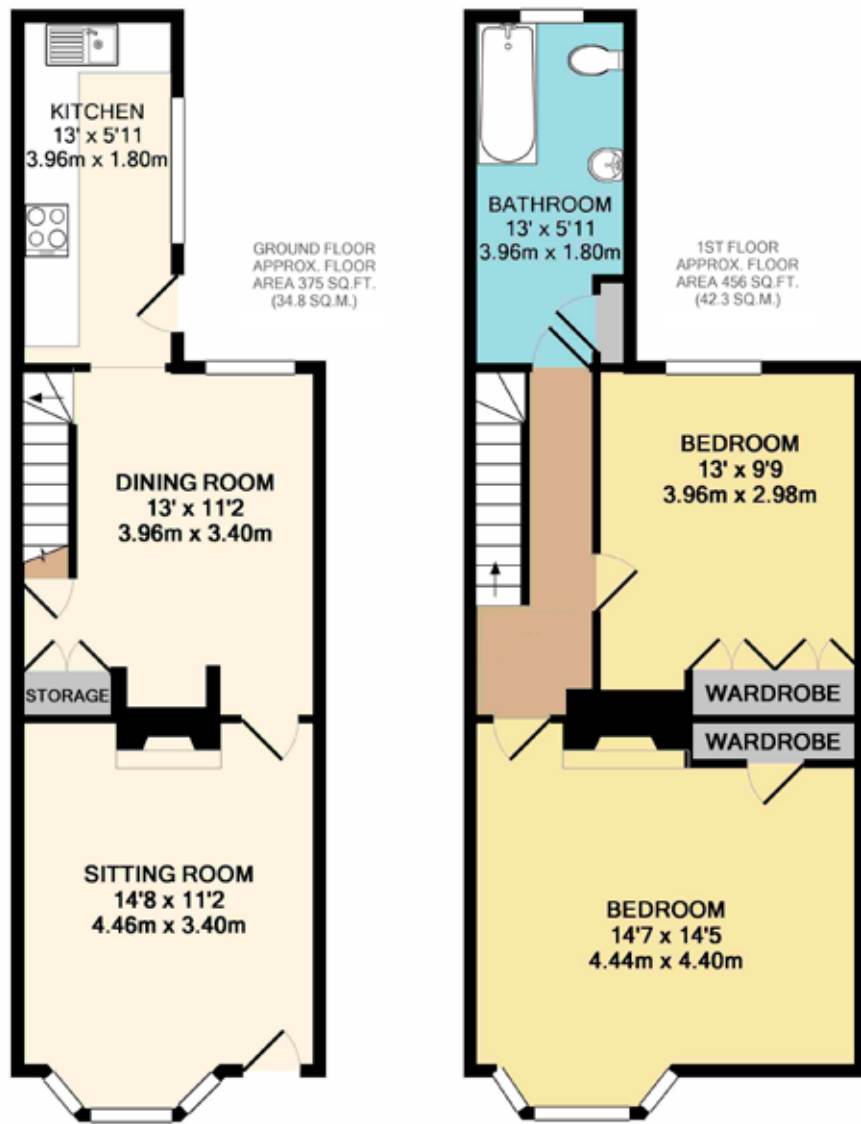
Viewing

Strictly by Appointment only
(V2159).



Energy Performance Certificate





TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements are given as an indication only and should not be relied upon for any legal or financial purposes. 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. Made with Metropix, 02017

Directions

If approaching Rye from the North, follow the A268 through Playden down the hill towards Rye. Once over the railway bridge Bridge Place will be a sharp left.

If approaching from the East, follow the A259 into Rye, turn right at the roundabout and Bridge Place will be on your right after passing the car park.

Finally if approaching from the West, follow the A259 through the town and at the roundabout turn left and Bridge Place will be found on your right after the car park.

Rye

The distinctive outline of Rye rises above the level green pastures, stretching from the sea to the far hills.

A Cinque Port town, Rye benefits from a small fishing fleet and a busy harbour, with the popular beaches of Camber and Winchelsea nearby.

The town has many ancient buildings and it's Rye's historic roots and charm that make it a popular tourist destination as well as a very

desirable place to live. There is an excellent selection of hotels, restaurants, pubs and shops. Rye Lawn Tennis Club is a great asset to the area, as is Rye Links Golf Club; one of many well-known Golf Clubs nearby.

There is a fast train service to London (37 minutes) and Europe from Ashford International Station, which can be quickly accessed by road or rail from central Rye.



Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help



Simon Godfrey

Director & Head of
Hobbs Parker Tenterden Homes