



**Tudors 67 The Mint
Rye, East Sussex TN31 7EW**

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£2,250 PCM

A unique 3 bedroom Tudor town house set in the heart of the historic town of Rye. This property benefits from a large sitting room with inglenook fireplace, a spacious kitchen with Aga and flagstone floor. Family bathroom, terrace, pretty garden at the rear and garage.

Unfurnished pets considered

No Tenant Admin Fees

Description

The stunning frontage is enhanced by beautiful oak beams, wooden window frames that surround the diamond lead lighted windows, making it a visual delight. This unique home has been recently refurbished to a very high standard, benefitting from an unusually large rear garden and comes with an all-important separate, single garage.

The accommodation benefits from new brushed copper effect light, socket and switch furnishings throughout and comprises on the ground floor; magnificent antique wooden front door, large sitting room / drawing room with impressive inglenook fireplace, beamed ceiling and new carpets, large kitchen breakfast room with tiled flooring, immaculate electric Aga, historic wood panelled walls and further diamond lead lighted windows that look out across the inviting rear walled garden. There is an adjacent utility room that houses the gas boiler and a downstairs wc.

On the first floor; landing with dressing room and door leading to roof terrace above the kitchen with views across the rear garden. There are 2 double bedrooms to the front of the house with pretty street views of historic Rye, both with attractive wood panelling, wood flooring and the larger room benefits from a period feature fire place. The unusually bright and largest of the 3 double bedrooms is located on the 2nd floor, being a stunning vaulted ceiling affair with built in wardrobes and breath-taking roof top views to the front and rear of the property.

The pretty and large rear walled garden benefits from a terracotta tiled terrace, small lawn, mature trees and shrubs and is ideal for entertaining. There is a highly coveted separate single garage that comes with the property and is located only a 5 minute walk away on Military Road.

SERVICES: Mains electricity, mains gas, mains water and drainage

COUNCIL: Rother **TAX BAND:** F

EPC: E

Location

The property is located on The Mint in the central 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 including a cinema, arts centre and café in Lion Street 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 and to the Continent. The M20 may be joined at Ashford. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Tenant Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing

any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

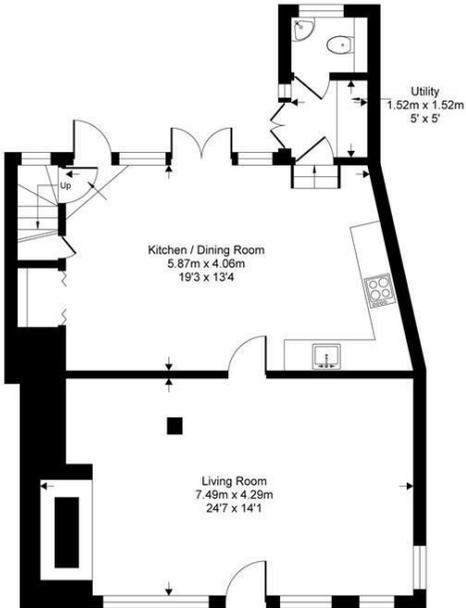
Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Propertymark. Redress through The Property Ombudsmen Scheme.

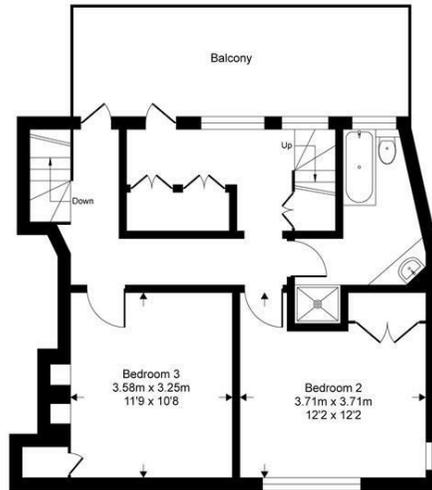


The Mint

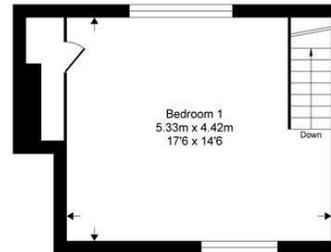
Approximate Gross Internal Area = 142.1 sq m / 1530 sq ft



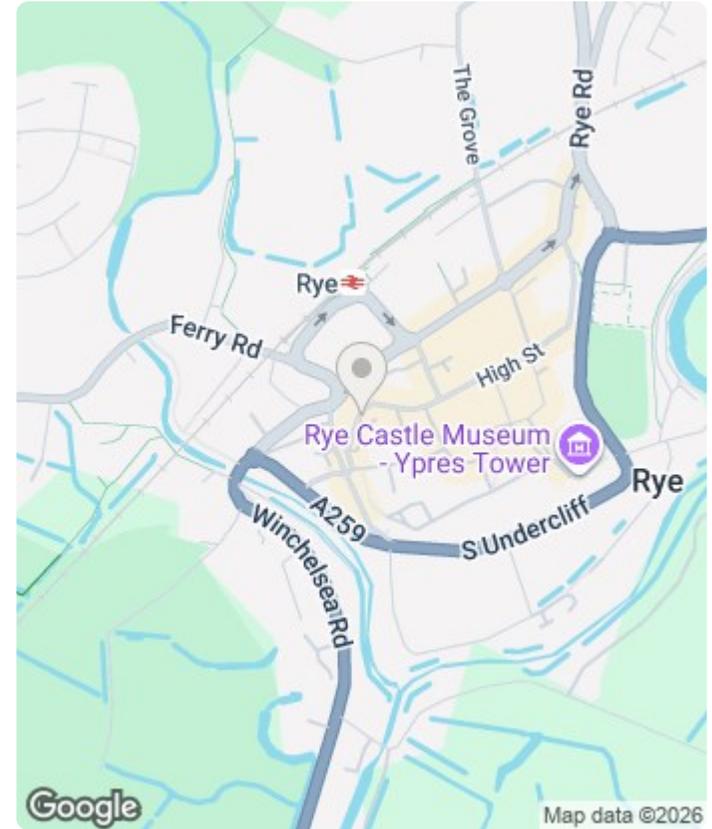
Ground Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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