



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

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Asking Price £845,000

CHAIN FREE

An architecturally significant, handsome 3-bedroom Grade II listed period town house set in the heart of the sought after Cinque Port town of Rye. Coming to the market for the first time in over 10 years, Tudors presents a rare opportunity to own a slice of Rye's enchanting history.

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 breathtaking 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.

FOR SALE – FREE HOLD

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

COUNCIL: Rother TAX BAND: F

EPC: E

Location

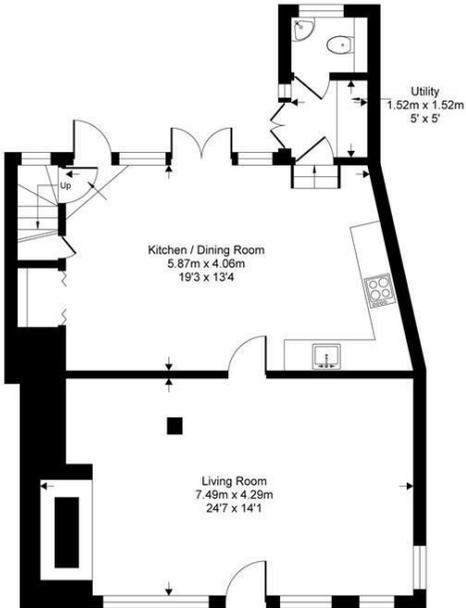
LOCATION The property is located on The Mint in the central Conservation Area of the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities 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.

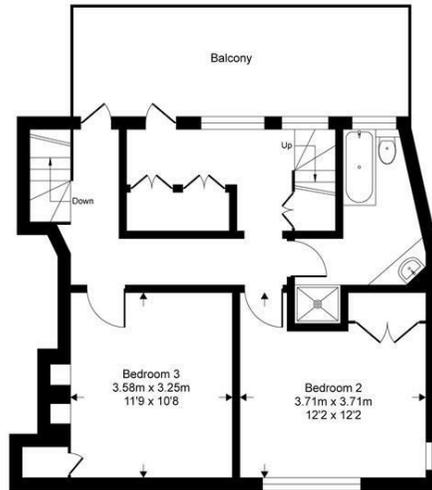


The Mint

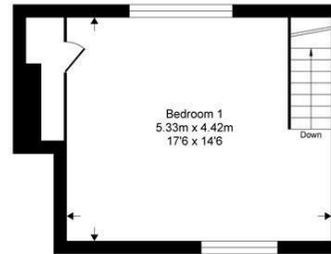
Approximate Gross Internal Area = 142.1 sq m / 1530 sq ft



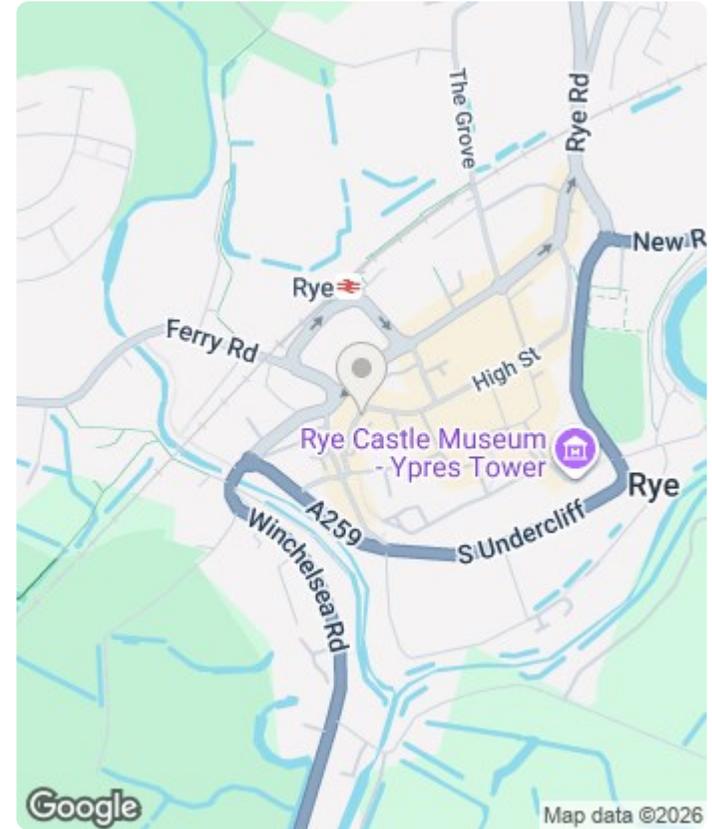
Ground Floor



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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