

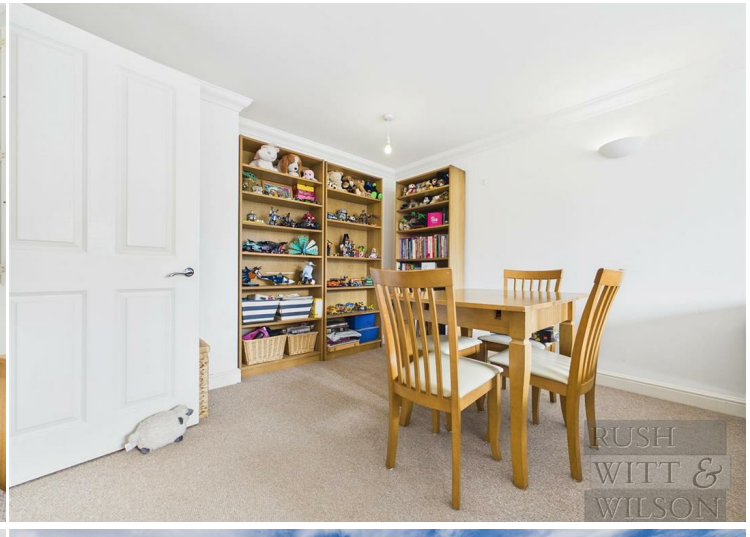
5 Griffin Court, 12 Vidler Square, Rye, TN31 7FP
Offers In Excess Of £200,000 Share of Freehold

About the property

Nestled in the charming Vidler Square, this beautifully presented first-floor flat is part of the sought-after Valley Park development. With one spacious bedroom and a well-appointed bathroom, this purpose-built flat is ideal for first-time buyers or investors seeking a delightful property in a picturesque location. The generous open-plan lounge and dining area create a welcoming atmosphere, perfect for both relaxation and entertaining. Natural light floods the space, enhancing the flat's inviting feel. Additionally, the property boasts an allocated parking space, a valuable asset in this desirable area. One of the standout features of this flat is its proximity to the enchanting town of Rye. A short stroll will take you to the heart of this historic town, where you can explore its quaint shops, delightful cafes, and stunning architecture. The communal gardens provide a lovely outdoor space for residents to enjoy, adding to the overall appeal of this property. In summary, this flat offers a wonderful opportunity to embrace the vibrant lifestyle that Rye has to offer, all while enjoying the comforts of modern living in a well-maintained development. Don't miss the chance to make this charming flat your new home or investment.



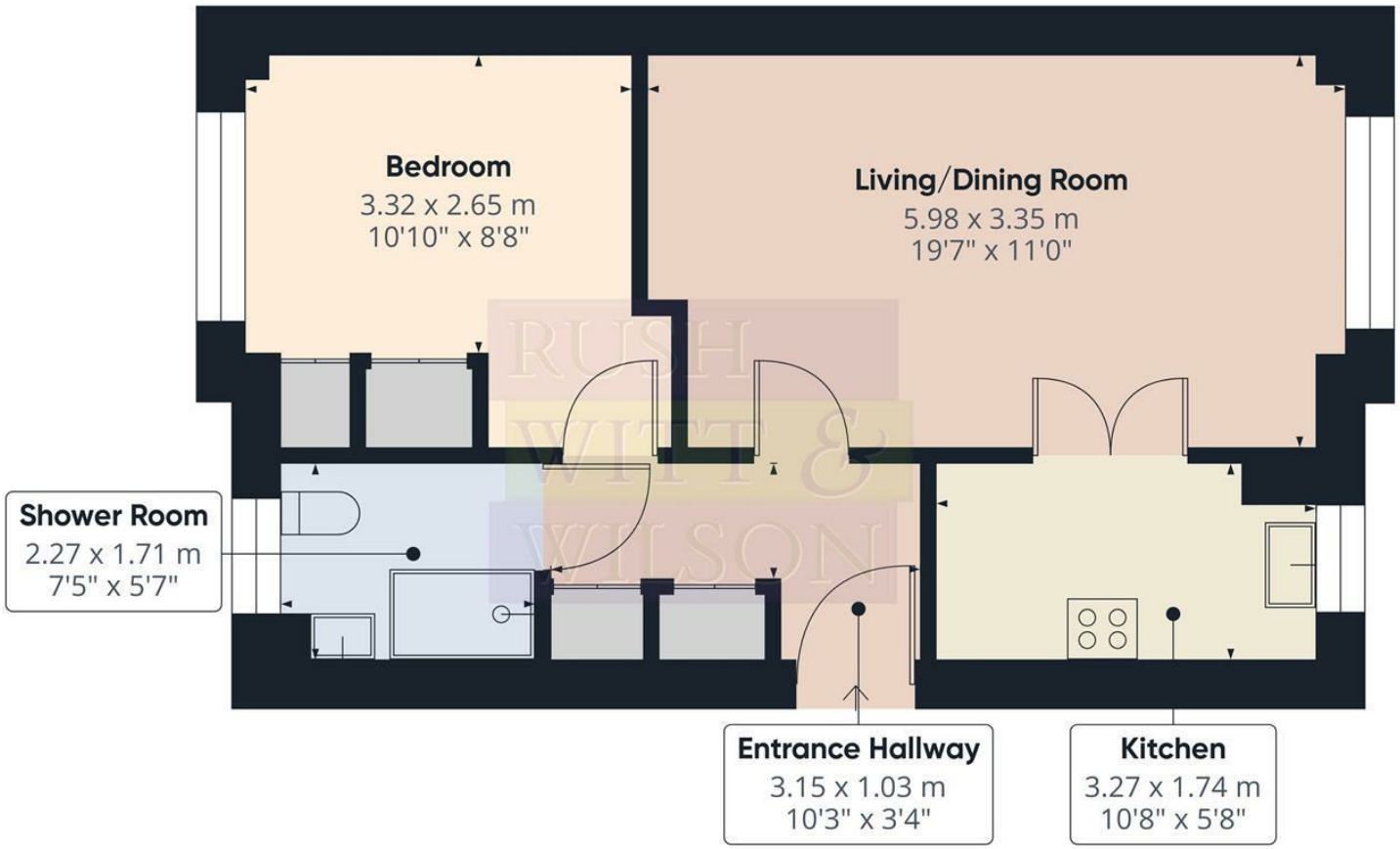












RUSH WITT & WILSON

Approximate total area(1)

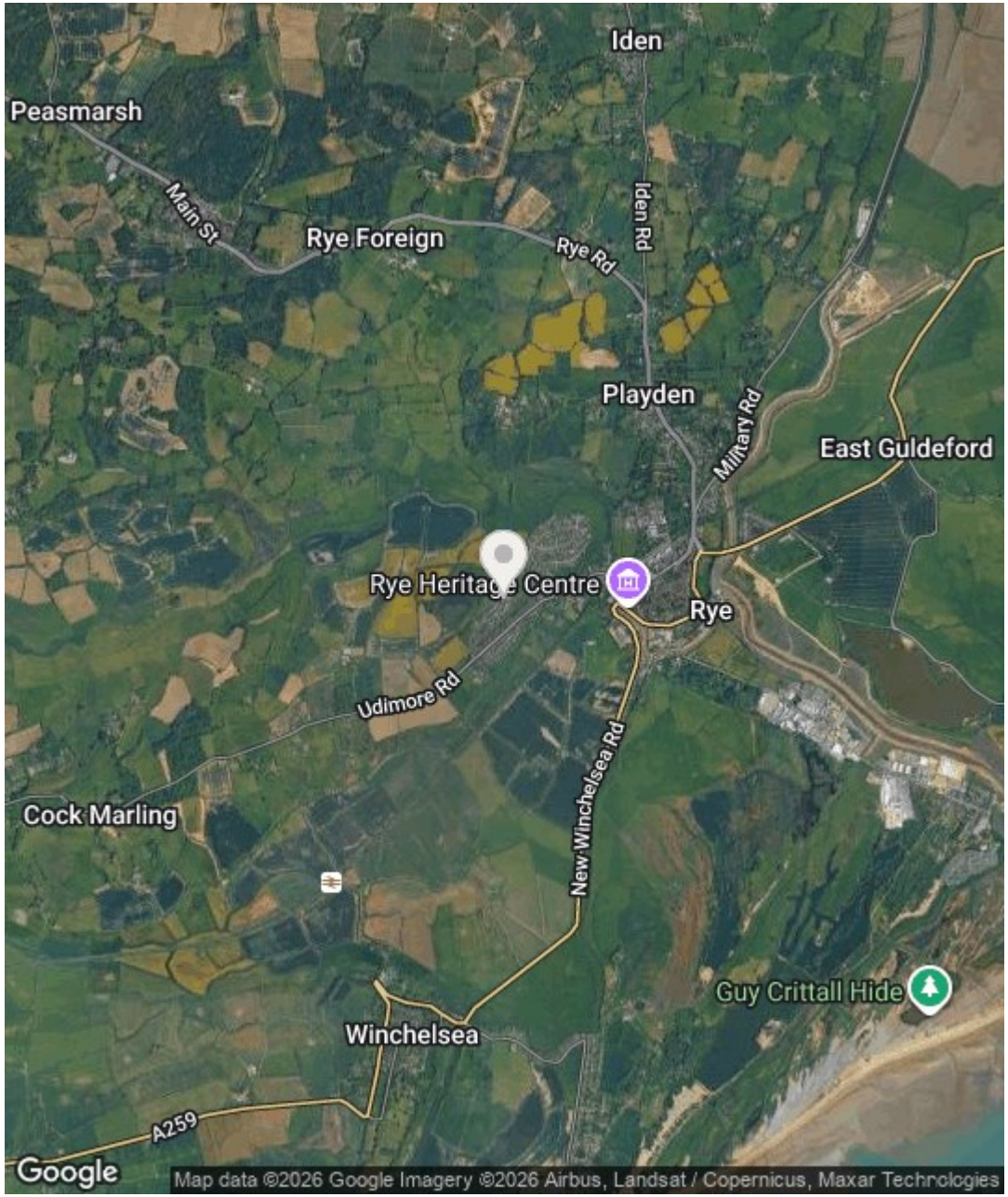
45.1 m²

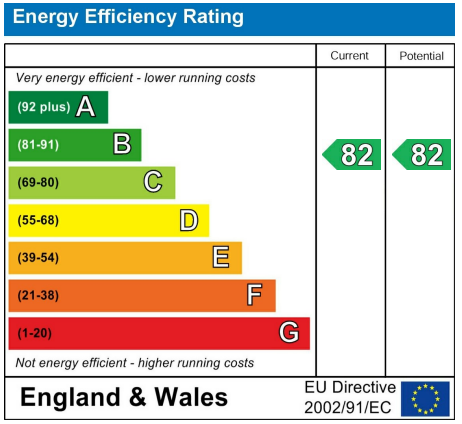
484 ft²

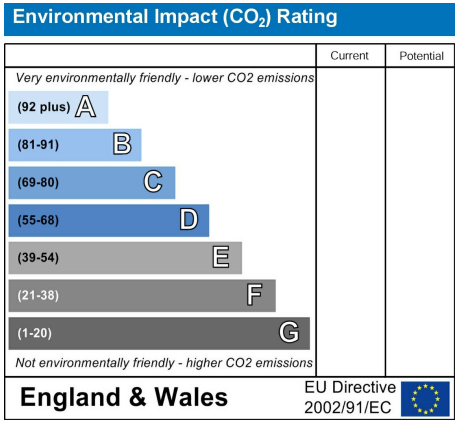
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

The Estate Offices Cinque Ports Street, Rye, East Sussex, TN31 7AD
Tel: 01797 224000 | rye@rushwittwilson.co.uk | www.rushwittwilson.co.uk