

**RUSH  
WITT &  
WILSON**



**8 The Boathouse Rock Channel Quay, Rye, East Sussex TN31 7DQ  
Offers In The Region Of £225,000**

### **RIVERSIDE APARTMENT WITH PARKING**

Rush Witt & Wilson are pleased to offer a first floor apartment in this popular river side development. The apartment is suitable for a variety of buyers appealing as a main home, second home or an investment opportunity. The accommodation comprises an open plan living space with kitchen area, double bedroom and shower room, there is allocated parking. Offered CHAIN FREE.

For further information and to arrange a viewing please contact our Rye Office 01797 224000

#### **Locality**

The property forms part of a riverside development, accessed via a private road just a short walk from the town centre.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

The town also boasts the famous cobbled citadel, working quayside, weekly farmers / general market and a sports centre.

The railway station offers regular services to Brighton and to Ashford where there are, high speed, connecting on service (approx. 38 minutes) to London.

#### **Front Of Property**

External steps rise to first floor walk way to the private door.

#### **Split Level Reception Hallway**

#### **Open Plan Kitchen/Living Room**

15'3" x 11'10" (4.65m x 3.62m )

Double doors to the front and glazed balustrade overlooking the river and land beyond.

Kitchen area is fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards and upright shelved storage unit, complementing worktop with inset single drainer sink unit and inset electric hob with oven beneath and extractor over.

#### **Bedroom**

11'5" x 8'5" (3.5m x 2.58m )

Window to the rear, airing cupboard housing hot water cylinder.

#### **Shower Room**

8'5" x 5'6" (2.57m x 1.70m )

Large shower cubicle with sliding door, pedestal wash basin and low level wc, generous all tiling, heated towel rail.

#### **Allocated Parking**

There is an allocated parking space in the car park at the rear of the block.

#### **Tenure**

Share of freehold, the maintenance / service charges are to be confirmed.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

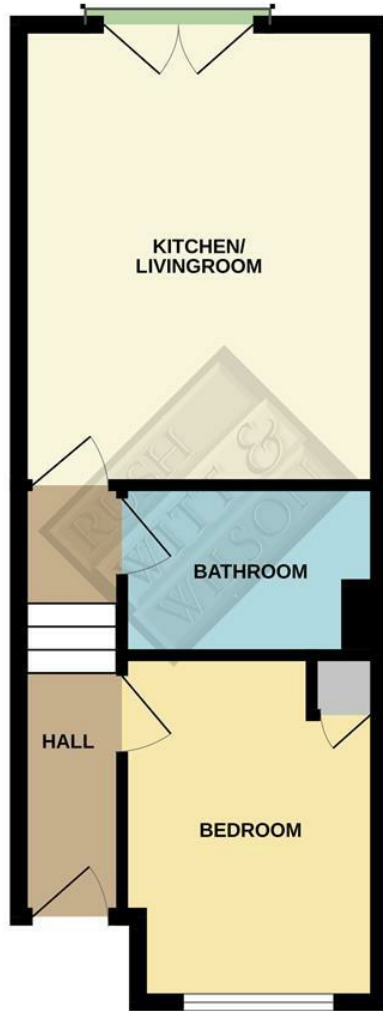
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

#### **Council Tax Band – A**

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 369 sq.ft. (34.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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