

**RUSH
WITT &
WILSON**



**4 The Boathouse Rock Channel Quay, Rye, TN31 7DQ
Guide Price £275,000**

**STYLISH RIVERSIDE APARTMENT - IDEAL HOME
OR INVESTMENT**

Rush, Witt & Wilson are pleased to offer a stunning first floor apartment with Juliet balcony overlooking the River Brede.

The exceptionally well presented accommodation comprises double bedroom, bathroom, open plan living space with a kitchen area.

There is an allocated parking space and useful storage locker.

Viewing is highly recommended and access can be arranged via our Rye office 01797 224000.

Locality

Situated down a quiet road the property is situated just a short walk from the centre of Rye where a range of daily amenities will be found including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

There is primary and secondary schooling in the town, weekly farmers' and general markets and a sports centre with indoor swimming pool. The railway station offers regular services to the city of Brighton in the West and to Ashford where there is a high speed connection service (approx 38 minutes) to London and Continental Europe.

Entrance Hall

3'0" x 15'3" (0.919 x 4.669)

Carpet, door leading to bedroom, stairs rising to bathroom and living room, electric radiator on wall.

Bedroom

8'5" x 10'4" (2.569 x 3.161)

Window to front, carpet floor, built in mirror wardrobes, cupboard with water tank inside.

Bathroom

8'4" x 5'6" (2.560 x 1.680)

Underfloor heating, Tiled floor and walls, walk in wet room shower, heated towel rail on the wall, WC, basin and extractor fan.

Living room & Kitchen

11'10" x 15'3" (3.622 x 4.659)

Open plan, carpet and hard flooring around kitchen units. Juliet balcony overlooking river and far reaching views across to Rye Harbour, electric radiator on side wall. Kitchen has modern units, induction hob, built in microwave, fridge and dish washer along with cupboard space.

Storage Locker

Found at lower ground floor level. Offering light & power

Agents Notes

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

GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.1 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
02 (90-100) A	
03 (81-91) B	
04 (69-80) C	
05 (55-68) D	
06 (39-54) E	
07 (21-38) F	
08 (1-20) G	
Not energy efficient - higher running costs	
75	81
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
02 (90-100) A	
03 (81-91) B	
04 (69-80) C	
05 (55-68) D	
06 (39-54) E	
07 (21-38) F	
08 (1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



