

**RUSH  
WITT &  
WILSON**



**47 Strand Court Strand Quay, Rye, East Sussex TN31 7AY  
Guide Price £197,500**

Rush, Witt & Wilson are pleased to offer a second floor apartment forming part of a sought after warden assisted block in the heart of Rye.

The well presented accommodation comprises entrance hall, living / dining room, two double bedrooms and a bathroom.

Communal facilities include a lounge, laundry room and courtyard garden.

There is a 24 hour emergency call system and a bookable guest suite available.

Offered CHAIN FREE.

The lease specifies that a purchaser / occupier has to be over 60 years of age.

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

#### Locality

The property is located in the centre of Rye close to the High Street and readily accessible to a wide range of amenities, these include many specialist and general retail stores, an array of restaurants/ eateries and coffee shops as well as a fine selection of historic inns.

There is a supermarket in the town and a sports centre with indoor swimming pool.

The railway station gives access to Brighton and Ashford, where there are connecting , high speed, services to London.

The town is bordered by beautiful undulating country side, the famous Camber Sands are only a short drive away and at nearby Rye Harbour there is a nature reserve and access to miles of shingle beach.

#### Communal Reception / Hallway

Lift / stairs to all floors

#### Entrance Hallway

#### Living Room

14'0" x 11'3" (4.27 x 3.43)

A light and airy room with window to the rear looking out towards the citadel.

#### Kitchen

7'3" x 6'9" (2.22 x 2.06)

Fitted with a range of traditional style cupboard / drawer units and matching wall mounted cabinets. Worktop with inset sink. Eye level oven. Hob. Space for fridge and freezer.

#### Bedroom

14'0" x 7'11" (4.28 x 2.43)

Window to the rear. Built in wardrobes.

#### Bedroom

13'11" x 8'11" (4.25 x 2.73)

Window to the rear. Built in wardrobes.

#### Bathroom

6'8" x 5'8" (2.05 x 1.73)

A light coloured suite comprising bath with shower over, wc and vanity unit with inset wash basin. Generous wall tiling.

#### Garden / Courtyard

There are well kept communal gardens and a walled courtyard.

#### Cummunal Lounge

Located on the ground floor with access to garden.

#### Laundry Room

Well equipped with a range of washing machines and dryers. Ironing facility and outside drying area.

#### Lease, Service / Maintenance Charges, Ground Rent.

Lease: 125 years from 1st October 1988.

Service charge £3514.04 - 01/09/23 - 30/08/24

Ground rent £603.52 PA - 01/09/23 - 31/08/24.

To be confirmed at point of sale by legal representative.

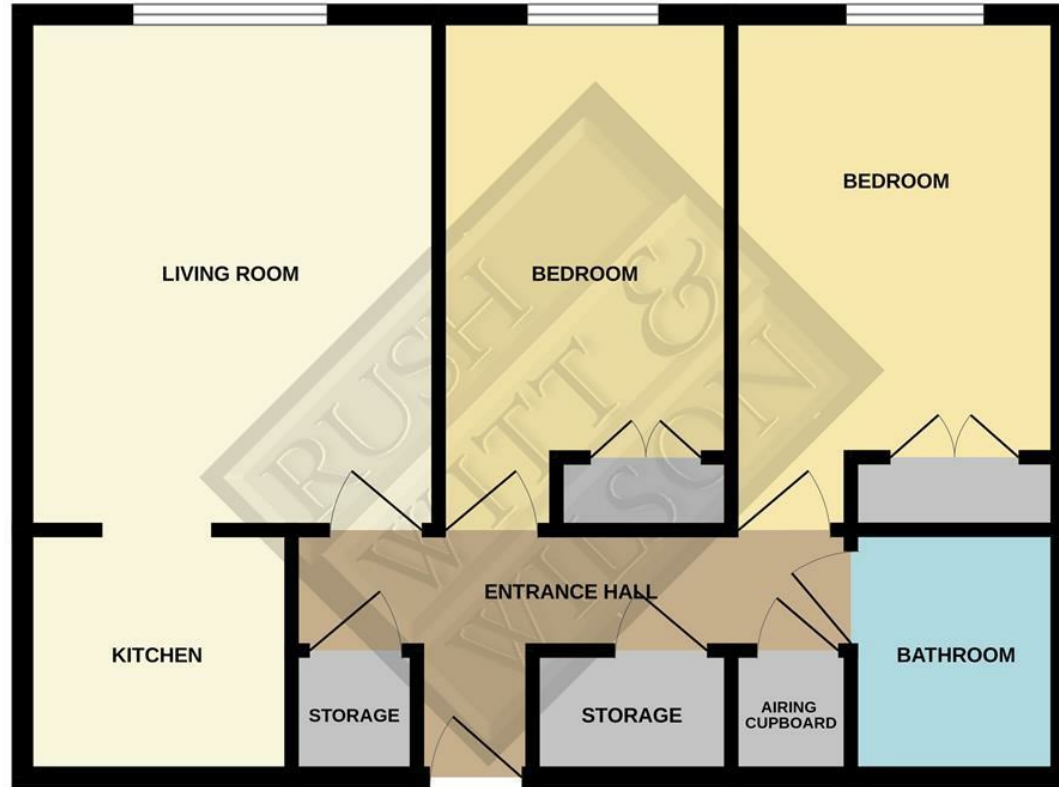
#### Agents Notes

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 - D

SECOND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 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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Energy Efficiency Rating	
Current	Potential
76	79

Very energy efficient - lower running costs  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC

