12 The Boathouse Rock Channel Quay, Rye, TN31 7DQ
Guide Price £264,450

Rush, Witt & Wilson are pleased to offer this wonderful first-floor riverside apartment with Juliet balcony overlooking the River Brede.

Set in the sought-after location of Rock Channel Quay this well-presented property is accessed from the communal terrace where you enter into the hallway. From here the double bedroom can be found at the front with the shower room to the centre of the apartment. The open plan living space is set to the rear which comprises of modern fitted base & eye-level kitchen units with work-surface and hob and living area which is naturally lit by the glass panelled doors at the Juliet balcony which opens up the space with incredible far-reaching views over the river and across the countryside.

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.

Living / Dining / Kitchen
15'0" x 11'10" (4.579 x 3.617)
Juliet balcony overlooking river and views across to Rye Harbour, carpet flooring, electric heating, open plan space with modern kitchen units comprising induction hob and wall units for storage.

Shower room
5'6" x 5'9" (1.694 x 1.770)
Storage to side with adjustable shelving, door leading to bathroom comprising WC, Basin and walk in shower, laminate flooring and tiled walls.

Bedroom
8'4" x 10'5" (2.547 x 3.181)
window to front with electric heater below, carpet flooring, build in wardrobe with integrated airing cupboard, hot water cylinder and further shelving to side.

Hallway
15'2" x 3'0" (4.625 x 0.917)
carpet, access to bedroom, stairs leading to bathroom and living room.

Basement Store room
Light and power together with plumbing for a washing machine.

Parking
One allocated parking space to the front of the property

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

TOTAL FLOOR AREA : 366 sq.ft. (34.0 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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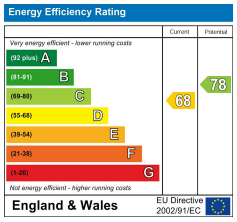

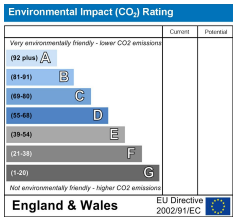

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The Property Ombudsman
Relocation agent network

THE BOATHOUSE

STELLA ARTOIS