2A Cinque Ports Street, Rye, East Sussex TN31 7AD
Guide Price £155,000

CENTRAL LOCATION
Bijou apartment forming part of a period Grade II listed building in the heart of Rye. The well proportioned accommodation will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase. There is a split level living room with raised kitchen area, double bedroom and shower room. The property is offered chain free and can be available for early occupation.
For further information or to arrange a viewing, please contact our Rye office on 01797 224000.

Locality
The property occupies a central location in the heart of Ryeonly a short walk from the railway station.

The town offers a wide range of daily amenities including general and specialist retail stores, supermarket and weekly markets.

Rye also boasts the famous cobbled Citadel, working quayside, sports centre with indoor swimming pool and railway station offering regular services to the city of Brighton and to Ashford where there are connecting, high speed services to London.

The town is surrounded by beautiful undulating countryside, is only a short drive from the famous Camber Sands and Rye Harbour where there are mooring and launching facilities available, collectively forming part of the stunning coastline of the Rye Bay.

Reception Area
Double doors to the front, cupboard housing meters, steps rise to:

Living Room
13' x 12'4 (3.96m x 3.76m)
Double aspect with window to the rear and side elevations, steps rise to:

Kitchen Area
10'8 x 5'9 (3.25m x 1.75m)
Fitted with traditional style cupboard and drawer base units, worktop with inset ceramic hob with oven beneath, inset single drainer stainless steel sink unit, space and plumbing for washing machine, space and point for fridge, wall mounted gas fired boiler, window to the side elevation.

Bedroom
15'5 x 8' max (4.70m x 2.44m max)
Double aspect with window to the rear and side.

Shower Room
8' x 4'1 (2.44m x 1.24m)
Large shower cubicle with sliding door, pedestal wash basin, wc, heated towel rail.

Lease & Maintenance
Lease is 125 years from 2007.
Maintenance / Insurance - 25% share - TBC

Agents Note
Council Tax Band - A

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).

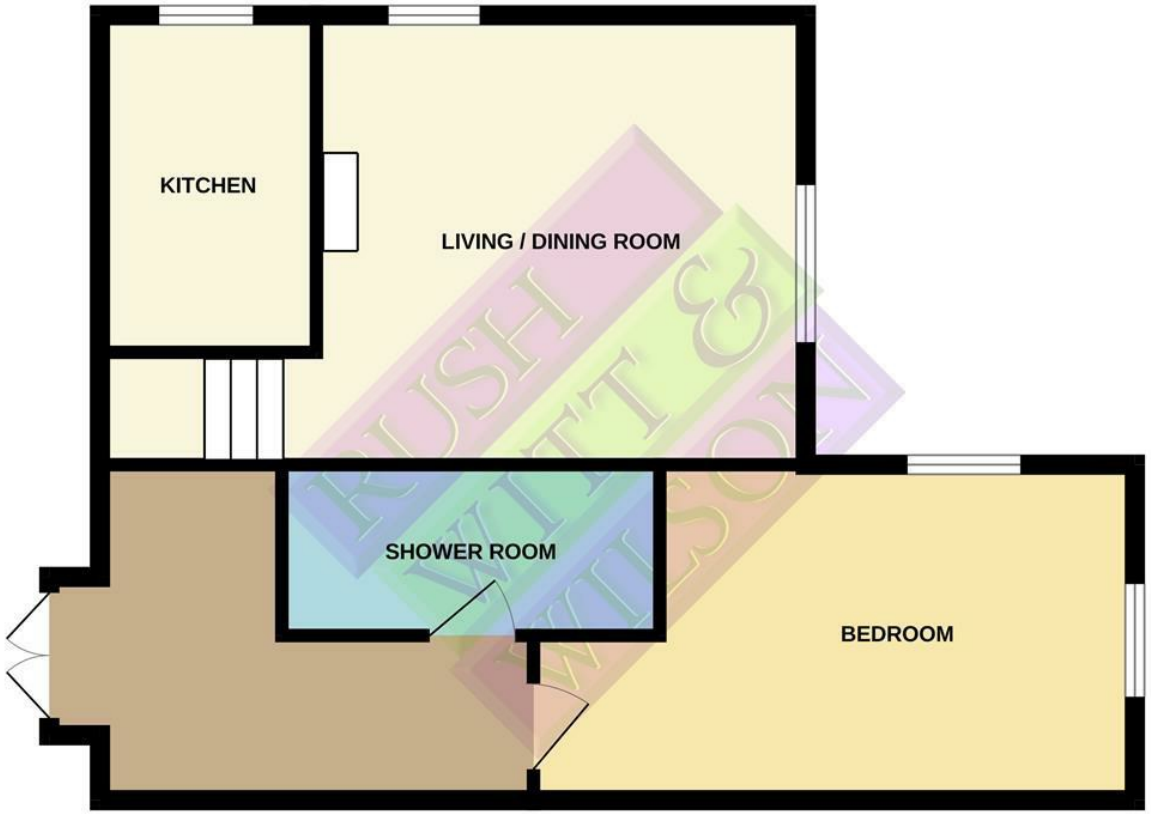
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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

GROUND FLOOR



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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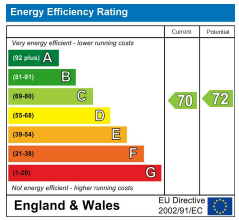

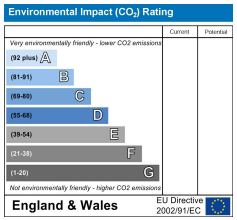

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The Property Ombudsman
Relocation agent network