

**RUSH  
WITT &  
WILSON**



**11 Rock Channel Quay, Rye, East Sussex TN31 7DL  
Guide Price £395,000**



Rush Witt & Wilson are pleased to offer a well proportioned town house forming part of a popular riverside development within walking distance of Rye Town Centre that benefits from having a garage and driveway.

Arranged over three floors the spacious and versatile accommodation comprises three double bedrooms, one with en-suite bathroom, family bathroom, first floor living room, generous kitchen / dining room and conservatory.

There is an integral garage. Low maintenance courtyard style garden to the rear.

Offered CHAIN FREE.

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

#### **Entrance Porch**

#### **Reception Area**

12'9" x 7'2" (3.9 x 2.2)

Personal door to garage.

#### **Inner Hall**

Stairs to first floor

#### **Cloakroom**

6'3" x 3'7" (1.91 x 1.11)

Wash basin and wc. Window to the side.

#### **Kitchen / Dining Room**

17'0" x 11'10" (5.19 x 3.61)

Kitchen area fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Compliment worktop with inset sink. Hob with extractor over. Upright unit housing Miele oven / microwave. Built in fridge / freezer. Integrated dishwasher. Window to the rear.

Dining area with space for table and chairs. Wall mounted boiler. Stable door to conservatory.

#### **Conservatory**

11'11" x 6'3" (3.65 x 1.92)

#### **First Floor Landing**

Stairs rise from the inner hall.

#### **Living Room**

17'5" x 17'1" (5.31 x 5.23)

Two windows to the front.

#### **Bedroom**

17'1" x 11'11" (5.22 x 3.64)

Two windows to the rear.

#### **Ensuite Bathroom**

A coloured suite comprising bath, wash basin, bidet and wc. Window to the side.

#### **Second Floor Landing**

Stairs rise from the first floor. Access to loft space.

Airing cupboard.

#### **Bedroom**

11'6" x 10'2" (3.51 x 3.10)

Skylight to the front. Deep walk in cupboard.

#### **Bedroom**

11'6" x 10'2" (3.52 x 3.10)

Window to the rear.

#### **Bathroom**

6'5" x 6'5" (1.97 x 1.97)

Panel bath, wash basin and wc. Skylight to the rear.

#### **Garage**

20'2" x 8'11" (6.15 x 2.73)

Up and over door to the front. Personal door to reception area. Light and power connected.

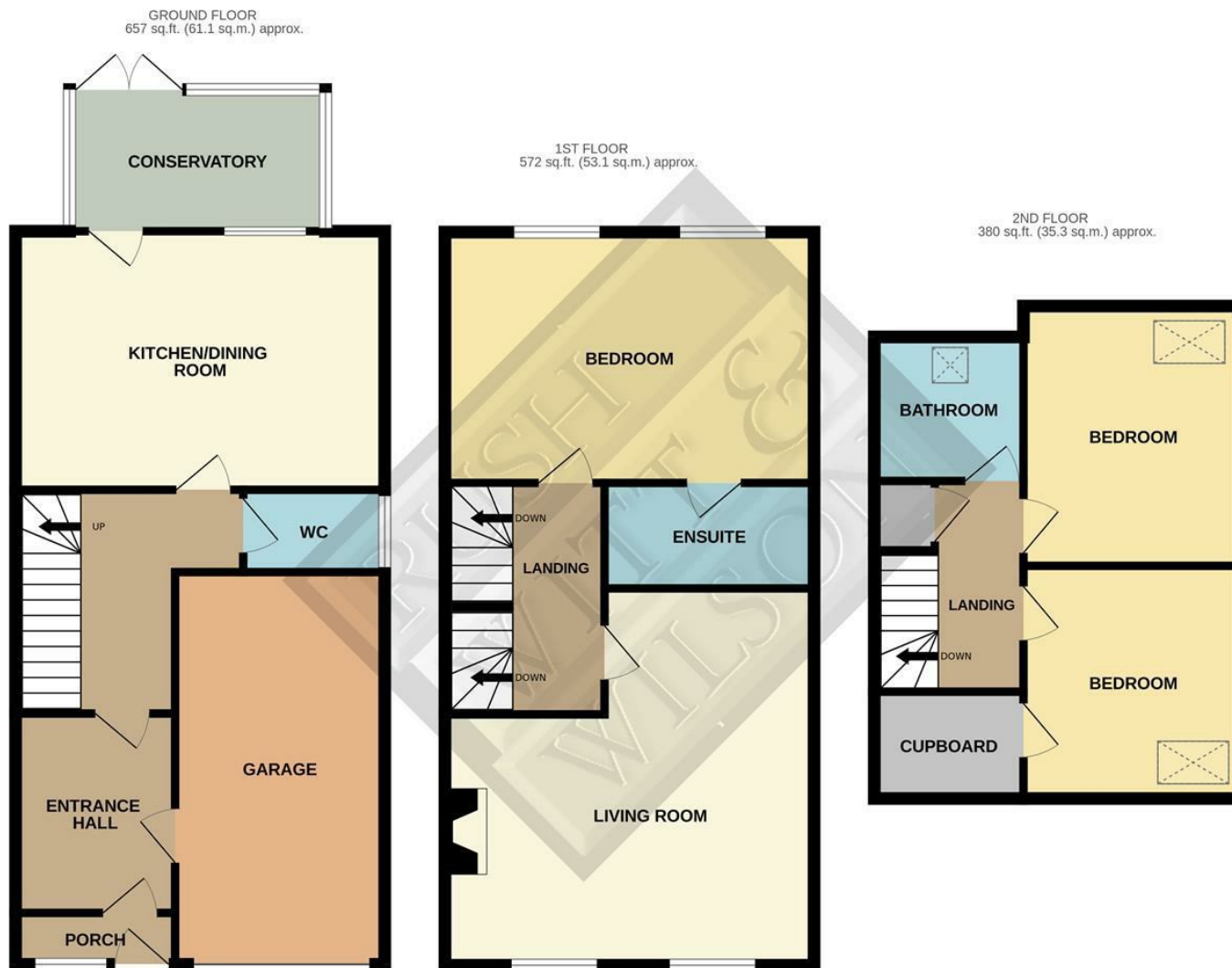
#### **Agents Notes**

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.

We are advised that there is a Management Company operating, there is an estimated annual service charge (currently £100 per annum) ;  
A buyer is requirement to become a member of the Man. Co. There is a covenant preventing alterations without consent.

Council Tax Band E



TOTAL FLOOR AREA : 1609 sq.ft. (149.4 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. The prospective purchaser. The service.

