

**RUSH  
WITT &  
WILSON**



**Flat 3, Deals Warehouse Strand Quay, Rye, East Sussex TN31 7AY**  
**Guide Price £350,000**

**Rush Witt & Wilson are delighted to present to the market this Grade II listed wonderful converted grain warehouse apartment set within the heart of the ancient town of Rye.**

**Positioned on the third floor, this spacious two bedroom apartment offers well presented accommodation boasting original features throughout and offers views across the Quay and out to Camber Castle.**

**The Apartment is accessed via a spacious communal entrance, the property comprises large living/dining /kitchen, two bedrooms and a bathroom. The building is located just a moments walk from the famous Mermaid Street which forms part of Rye Citadel.**

**For further information and to view please call our Rye office on 01797 224000.**



### **Locality**

Deals Wearhouse is situated in the heart of the ancient Cinque Ports Town of Rye, offers a bustling High Street with a fine selection of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries. Rye boasts the famous cobbled Citadel, working quayside, weekly farmers / general markets and a railway station which allows access to Brighton in the west and to Ashford where there are connecting high speed services to London. Primary and secondary schooling is available in the town, along with a sports centre with indoor swimming pool.

The town is boarded by beautiful undulating countryside and a short drive away from Rye Harbour, there is a nature reserve with access to miles of open shingle beach, this forms part of the stunning coastline of the Rye bay, which is also home to the famous Camber Sands, also only a short drive away.

### **Communal Entrance**

Stairs rising to the third floor.

### **Inner Hallway**

Walk in large storage cupboard.

### **Open Plan Living/Dining/Kitchen**

31'6 x 16'10 extending to 25'10 (9.60m x 5.13m extending to 7.87m)

Triple aspect room with Juliet balcony with views across Strand Quay and over to Camber Castle. The kitchen comprises double oven, electric hob with extractor fan over, built in dishwasher, built in fridge, built in washing machine, sink with window over, matching base and eye level units. The large living space has exposed beams and original touches and a feature grain wheel, loft storage storage space, stairs rising to a mezzanine floor.

### **Mezzanine Area**

11'1 x 9'4 (3.38m x 2.84m)

Gallery overlooking the living room & space providing further flexible accommodation, eaves storage space.

### **Bedroom One**

16'7 x 8'0 (5.05m x 2.44m)

Window to side.

### **Bedroom Two**

12'10 x 10'5 (3.91m x 3.18m)

Window to side.

### **Bathroom**

8'3 x 6'9 (2.51m x 2.06m)

Bath with shower head over, toilet, basin, extractor fan, built in double cupboard.

### **Leasehold Information**

125 years from 2004

Annual Ground Rent £250.00

Annual Service Charge £300.00

### **Agents Note**

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.

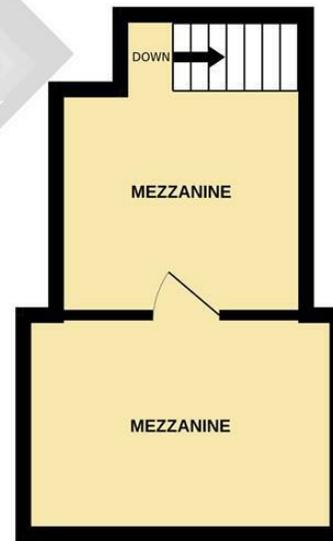
Council Tax Band - D



THIRD FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



MEZZANINE FLOOR  
166 sq.ft. (15.4 sq.m.) approx.



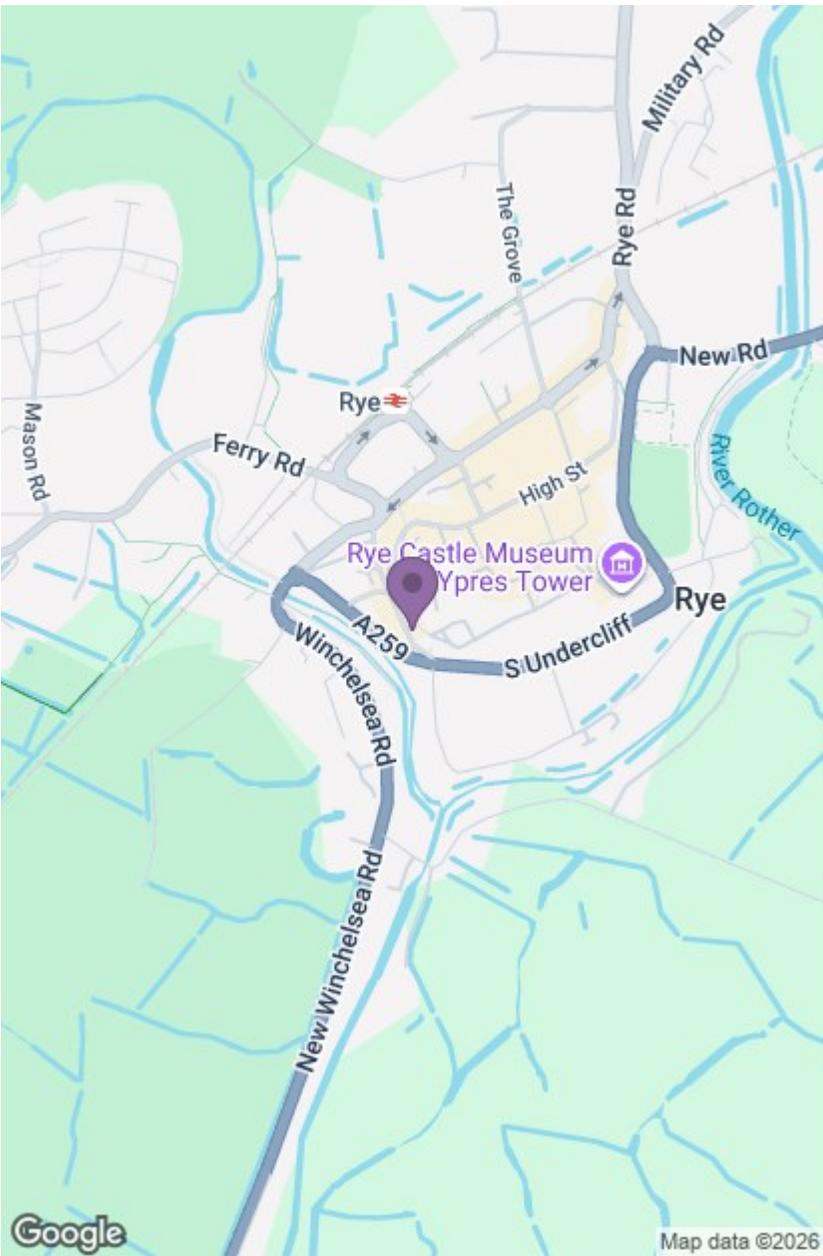
TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

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 is given.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(35-48) D			
(39-54) E				(19-34) E			
(21-38) F				(1-34) F			
(1-20) G				(1-30) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Energy Efficiency Rating: Current 72, Potential 73





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