

**RUSH  
WITT &  
WILSON**



**22 Strand Court Strand Quay, Rye, East Sussex TN31 7AY**  
**£175,000**

**Rush, Witt & Wilson are delighted to present to the market this one bedroom first floor apartment in the ever sought after warden assisted block of Strand Court.**

**The accommodation comprises entrance hall, large double bedroom, living room with space for dining table, kitchen and shower room. There are also beautiful views of the Strand from every aspect of the property.**

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

**Offered CHAIN FREE and could be available for early occupation.**

**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 on 01797 224000.**



**Locality**

The property is located in the centre of Rye where a range of daily amenities will be found including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

There is primary and secondary schooling in the town, weekly farmers' and general markets and a sports centre.

The railway station offers regular services to the city of Brighton in the West and to Ashford where there is a high speed connection service to London.

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.

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Lease Term 125 years with 90 remaining, Ground rent £492 PA Service charge £2,255.94 PA

**Communal Entrance**

Various access points for convenience.

**Reception Hallway**

Carpeted, storage heater, doors off to the following:

**Bedroom**

8'6" x 11'7" (2.60 x 3.55)

Carpeted, storage heater, built-in wardrobe with hanging rail and shelving, double glazed window to side.

**Bathroom**

5'3" x 6'11" (1.62 x 2.13)

Lino floor, shower, WC, sink, electric towel rail, extractor.

**Living Room**

17'6" x 9'10" (5.34 x 3.01)

Carpeted floor, window looking at the Strand, electric heater and storage heater.

**Kitchen**

7'7" x 6'11" (2.33 x 2.12)

Lino floor, built-in oven, built-in fridge and freezer, electric hob, window looking at the Strand.

**Communal Facilities**

On the ground floor is a lounge with access to garden / terrace, a laundry room and a refuse collection area.

**Agent notes**

None of the services or appliances mentioned in these sale particulars have been tested.



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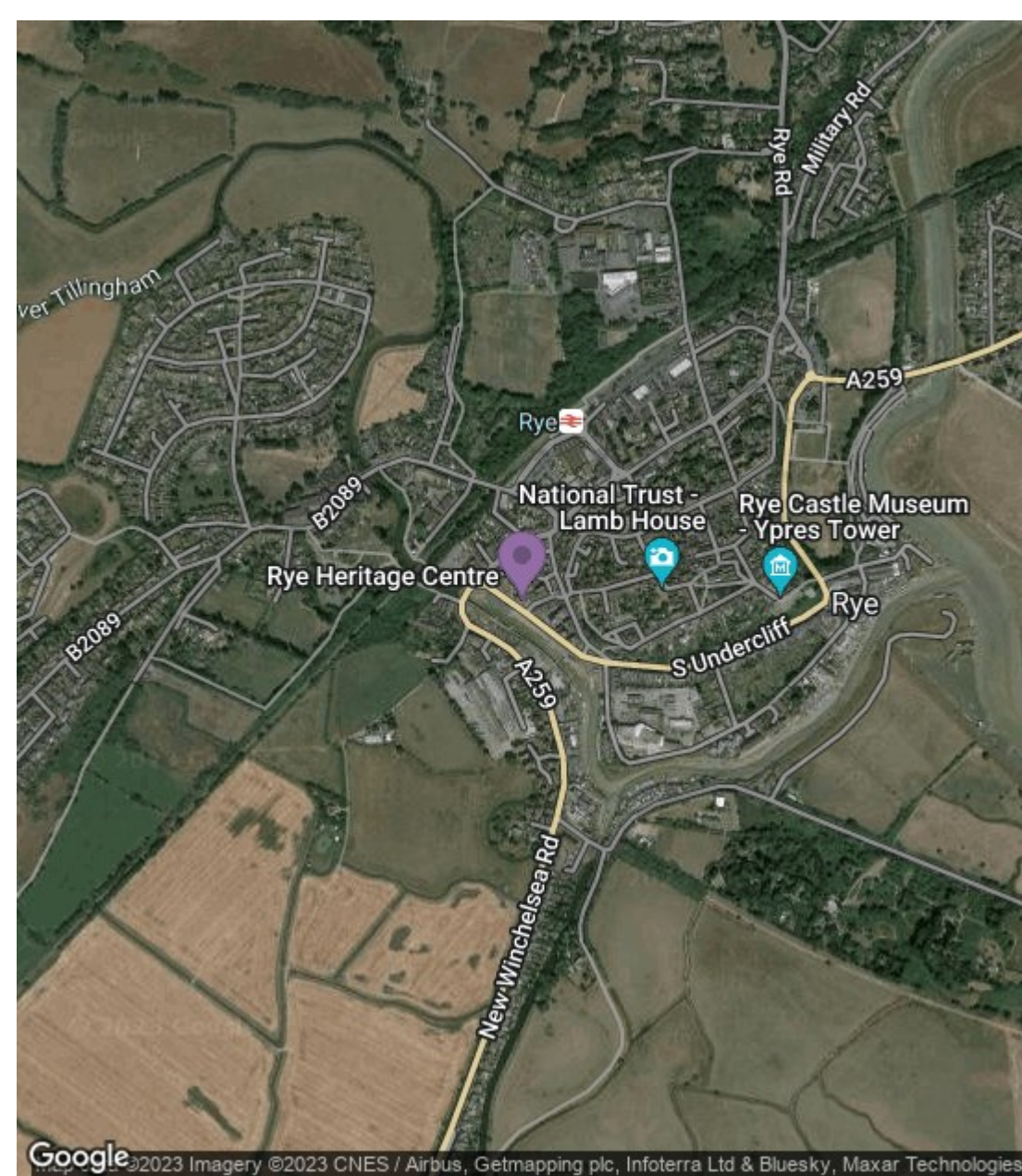


FIRST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 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
Very energy efficient - lower running costs			
(92 plus) 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			
<b>England &amp; Wales</b>		81	84
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**Residential Estate Agents  
Lettings & Property Management**



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