RUSH WITT & WILSON

12 Vidler Square, Rye, TN31 7FP
Guide Price £199,950 Share of Freehold

Rush Witt & Wilson are pleased to offer this opportunity to acquire a modern first floor apartment forming part of a small block, occupying a tucked away position within the popular Valley Park development. The apartment benefits from its own front door with stairs rising to the first floor, where there is a landing and utility cupboard, living room with deep storage cupboard, double doors opening onto the kitchen which is well equipped with modern units and a range of appliances, double bedroom and shower room. The property benefits from an allocated parking space. The property is considered equally suitable as a main residence, second home or investment purchase and is being offered CHAIN FREE.

Griffin Court occupies a tucked away location in Vidler Square forming part of the Valley Park development on the edge of the Ancient Cinque Port Town of Rye. The town centre and railway station are within walking distance and offers services to the city of Brighton in the West and Ashford with connecting services on to London and the Continent. Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest. At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

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Floor 0

Floor 1

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Approximate total area(1)

53.4 m²

574 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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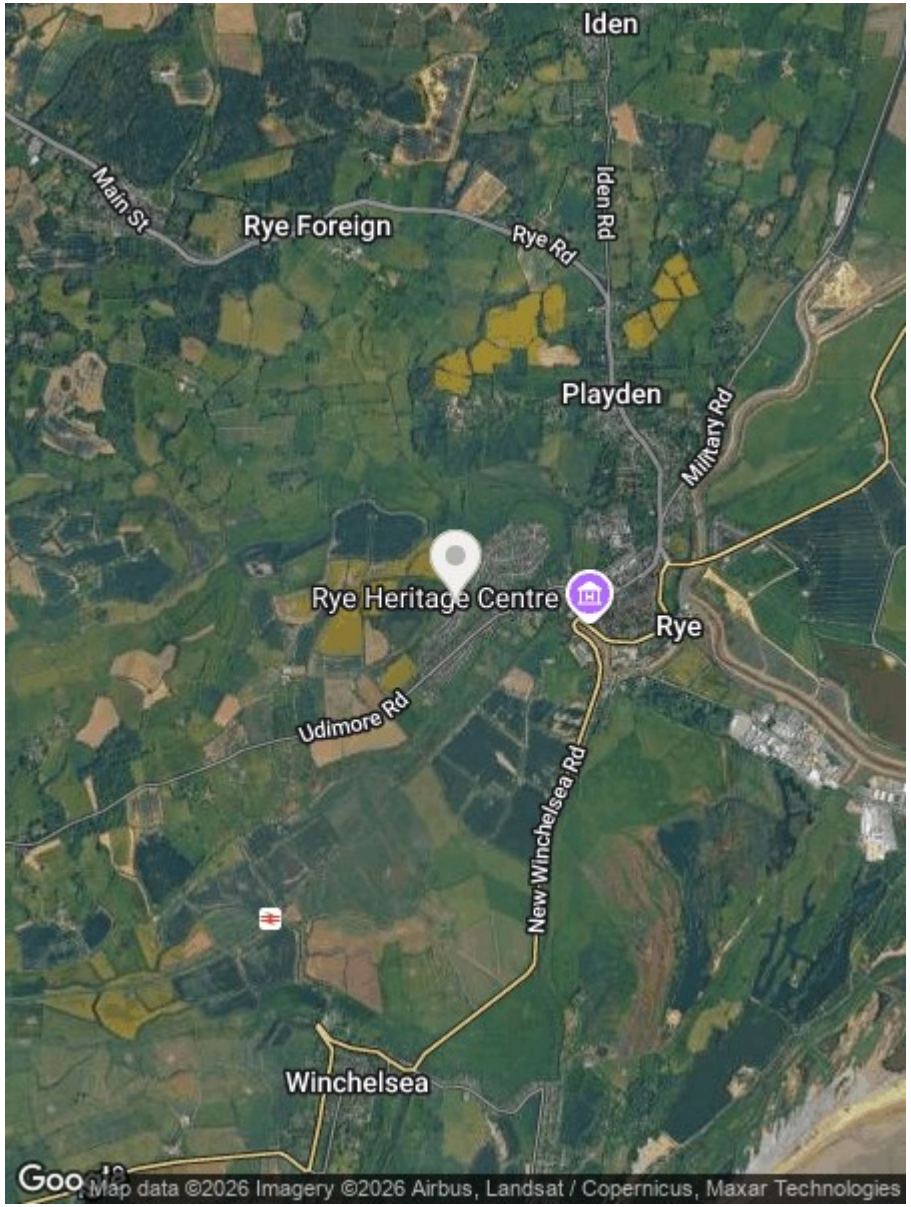

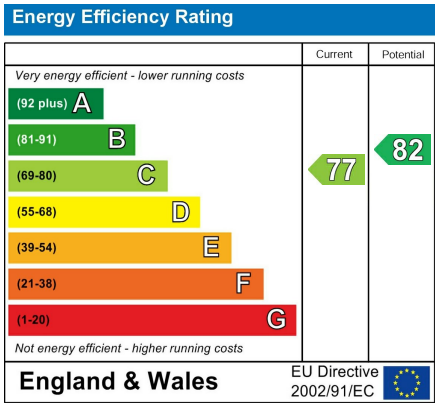

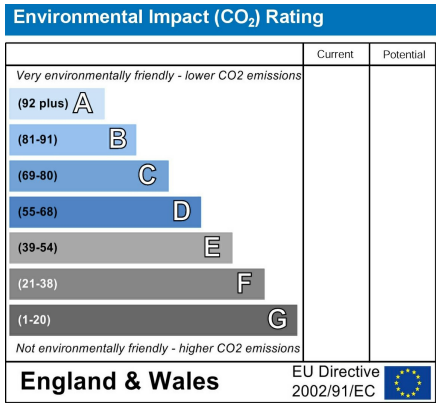

Council Tax Band - B

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

RUSH WITT & WILSON

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Lettings & Property Management

The Property Ombudsman
Relocation agent network

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