

RUSH  
WITT &  
WILSON



**Bronte Wing, Apothecary House East Street, Rye, East Sussex TN31 7JY**  
**Price Guide £495,000**

Rush Witt & Wilson are pleased to offer an exceptionally well presented Georgian maisonette forming the major part of an iconic building located in the High Street of Rye.

Accessed at street level communal stairs rise to the first floor, private entrance door to the apartment which comprises drawing room, large kitchen/breakfast room each with high ceilings, cloakroom, there are then two good sized double bedrooms each with en-suite facilities, the apartment benefits from use of a shared roof terrace.

Offered chain free and currently its a successful Holiday Let, for further information and to arrange a viewing, please contact our Rye office on 01797 224000.



## Locality

The property is situated in the heart of Rye on the bustling High Street where there are many specialist and general retail stores as well as restaurants and coffee shops.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general market, there is a supermarket, primary and secondary schooling, sports centre with indoor swimming pool.

The town is bordered 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 Hallway

Stairs rising to the first floor, private entrance door leading through to:

## Reception Hallway

Stairs rising to the second floor, built in utility cupboard with space and plumbing for washing machine, doors off to the following:

## Cloakroom/WC

4'0" x 2'10" (1.23m x 0.87m)

Fitted with a contemporary wash hand basin, low level wc.

## Drawing Room

18'10" x 14'6" (5.75m x 4.42m)

Elegantly proportioned double aspect room with window to the front and curved window to the side allowing views along the High Street and beyond, fireplace, feature alcove cupboards and display shelving to either side, high ceilings.

## Kitchen/Breakfast Room

13'9" x 13'4" (4.2m x 4.07m)

Windows to the front, the kitchen is fitted with a range of traditional style cupboard and drawer base units with matching glazed cabinets, upright unit housing oven, grill and warming drawer, complimenting wooden worksurface with inset five burner gas hob with pan drawers beneath, wine rack, spice rack, butler sink, space and plumbing for

dishwasher, space for American style fridge/freezer, space for dining table, high ceilings.

## Second Floor

### Landing

Built in book shelves, access to loft space, doors off to the following:

### Bedroom One

14'5" x 14'4" (4.41m x 4.37m)

Windows to the front overlooking the High Street and beyond, door leading into:

### En-Suite Bathroom

11'2" x 4'7" (3.41m x 1.41m)

Panel enclosed bath with mixer tap and shower over with screen, low level wc, suspended wash hand basin, generous wall tiling, tiled floor, heated towel rail.

### Bedroom Two

13'5" x 13'7" (4.11m x 4.16m)

Window to side overlooking East Street, built in cupboards, door leading into:

### En-Suite Shower Room

6'2" x 5'11" (1.88m x 1.81m)

Window to side, shower cubicle, pedestal wash basin, low level wc, heated towel rail, fully tiled walls and floor.

## Outside

### Shared Roof Terrace

The apartment has shared use of a roof terrace.

### Agents Note

We have been advised by the current vendor that there is a garage with up to three parking spaces available via separate negotiation. The property will also be offered with a new 990 year lease.

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

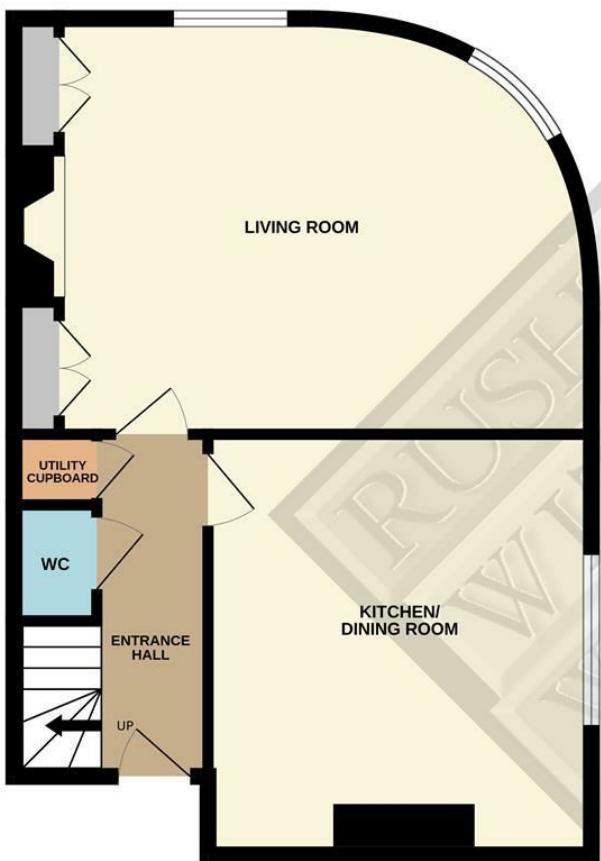
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

The marketing name of the property is not the formal address.

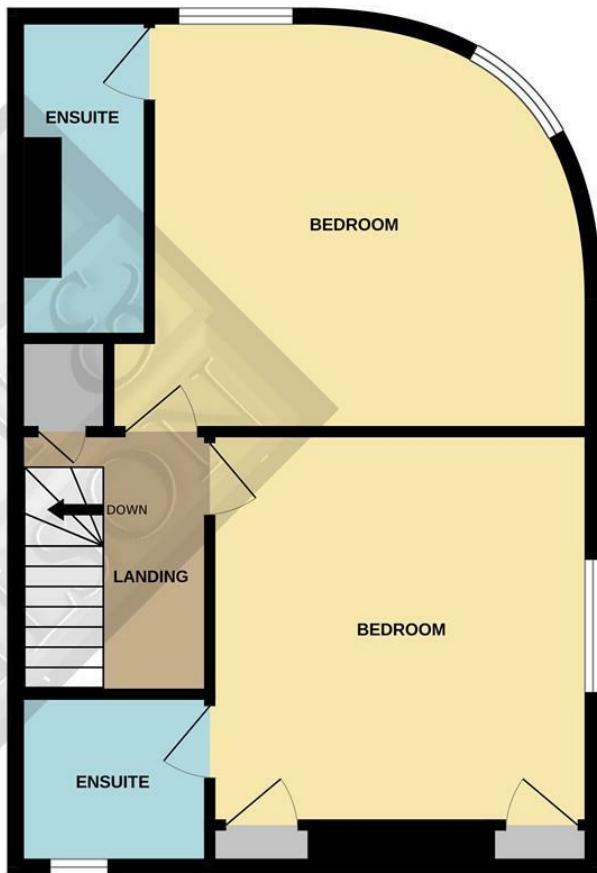
Council Tax Band - D - however we have been advised this is for Flat 1 and 2 and it will be reassessed upon completion.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

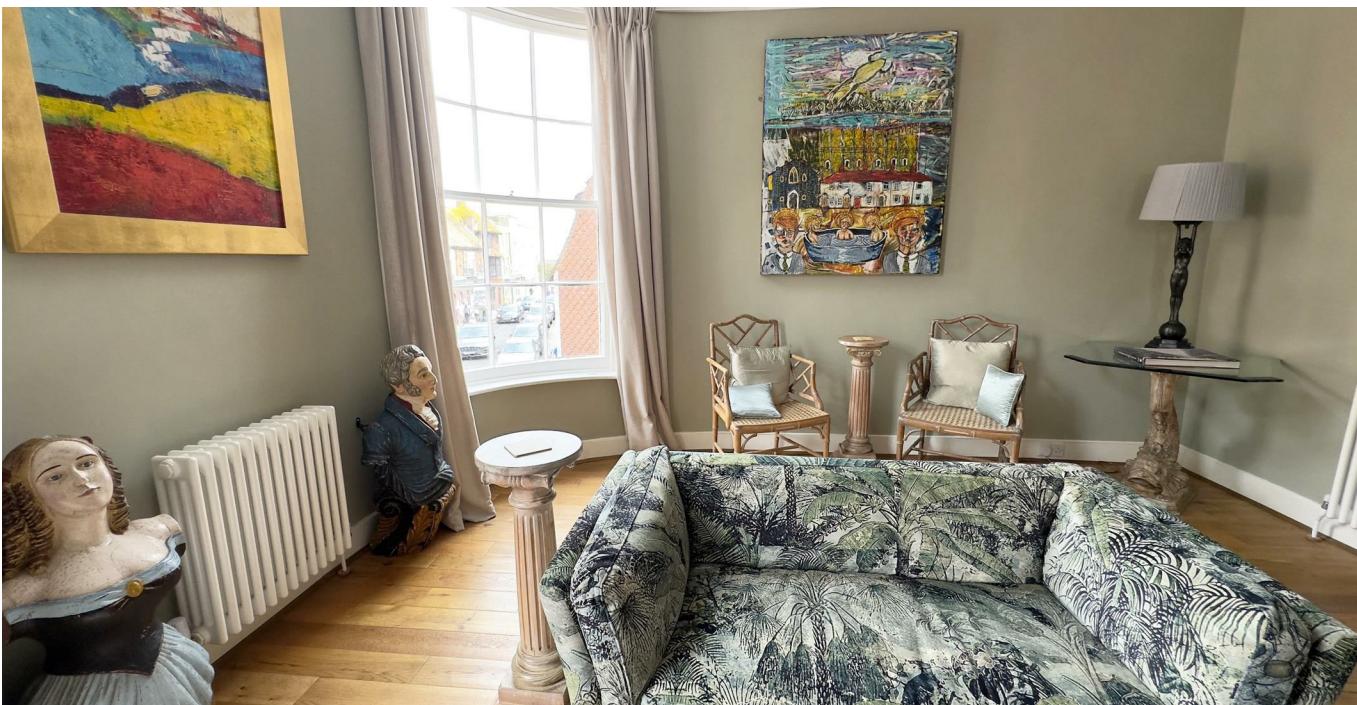
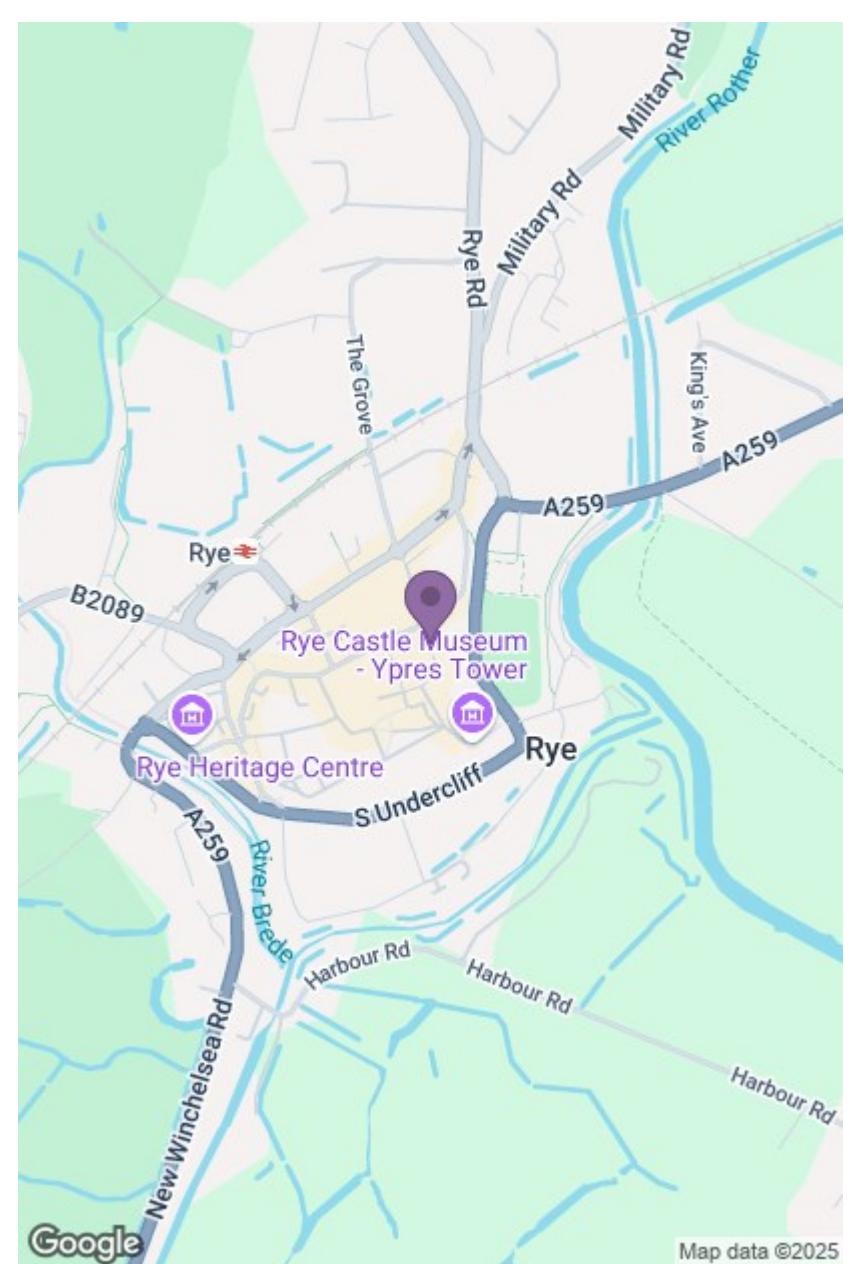
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			





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