

18 Strand Court Strand Quay, Rye, East Sussex TN31 7AY
£165,000 Leasehold

Conveniently Located First Floor Retirement Apartment in the Heart of Rye. Rush Witt & Wilson are pleased to offer this well-presented first floor apartment, conveniently situated close to the lift and forming part of a popular retirement development in the heart of Rye. The development benefits from a communal entrance, residents' lounge and laundry room, with both stairs and a lift providing access to each floor. There is also a 24-hour emergency call system and a bookable guest suite available for visiting friends and family. The apartment itself provides well-proportioned accommodation comprising an entrance hall, living/dining room, fitted kitchen, double bedroom and shower room. The property is offered CHAIN FREE and may be available for early occupation. Please note that the terms of the lease require the purchaser/occupier to be aged 60 years or over. The property is conveniently located in the centre of Rye, where a comprehensive range of everyday amenities can be found. These include a supermarket, a variety of specialist and general retail stores, together with an excellent selection of public houses, cafés and restaurants. The town offers both primary and secondary schooling, weekly farmers' and general markets, as well as a sports centre with an indoor swimming pool. Rye railway station provides regular services to Brighton to the west and Ashford to the east, where high-speed connections provide access to London and Continental Europe, with journey times to London of approximately 38 minutes.








RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

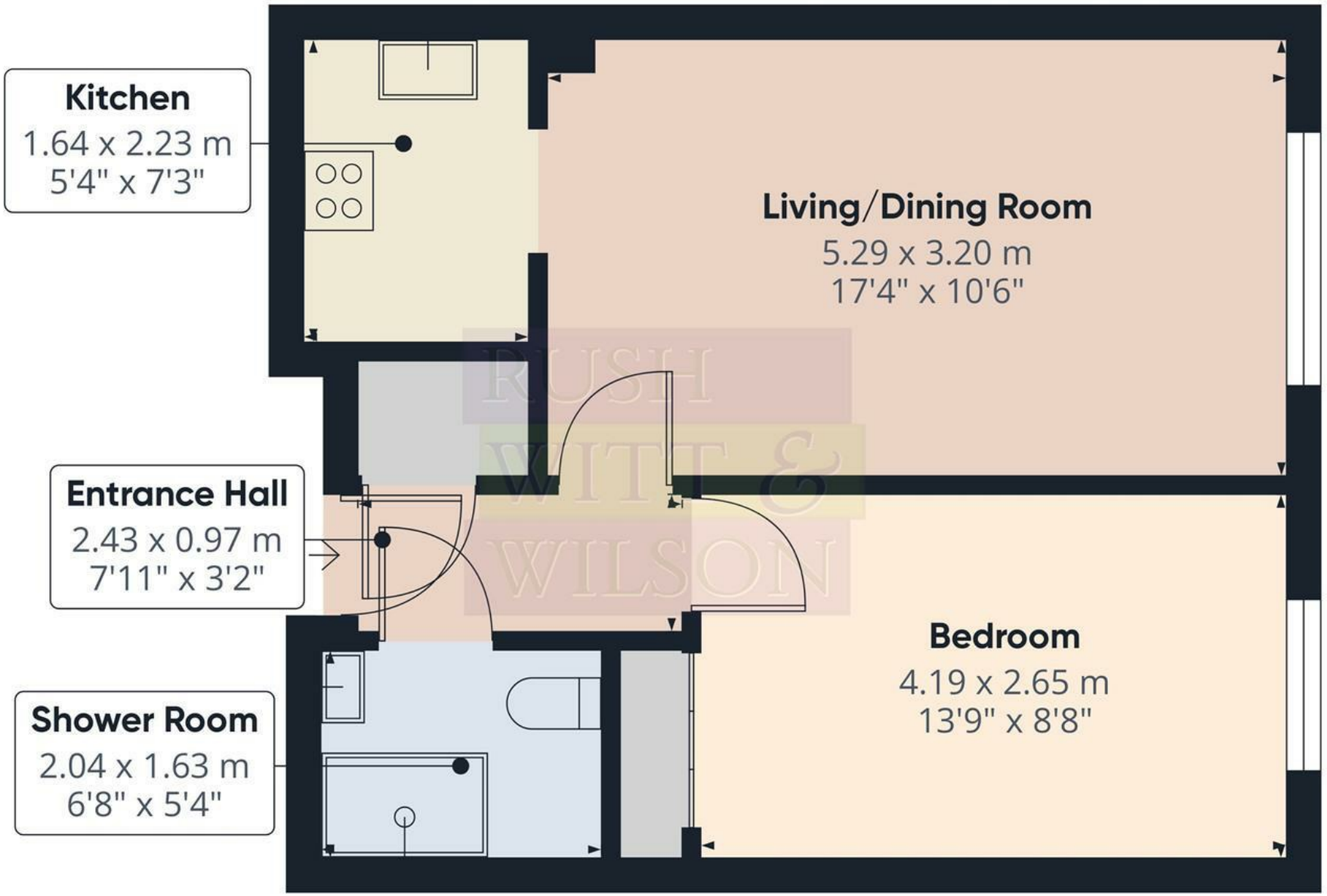

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON



RUSH WITT & WILSON

Approximate total area(1)

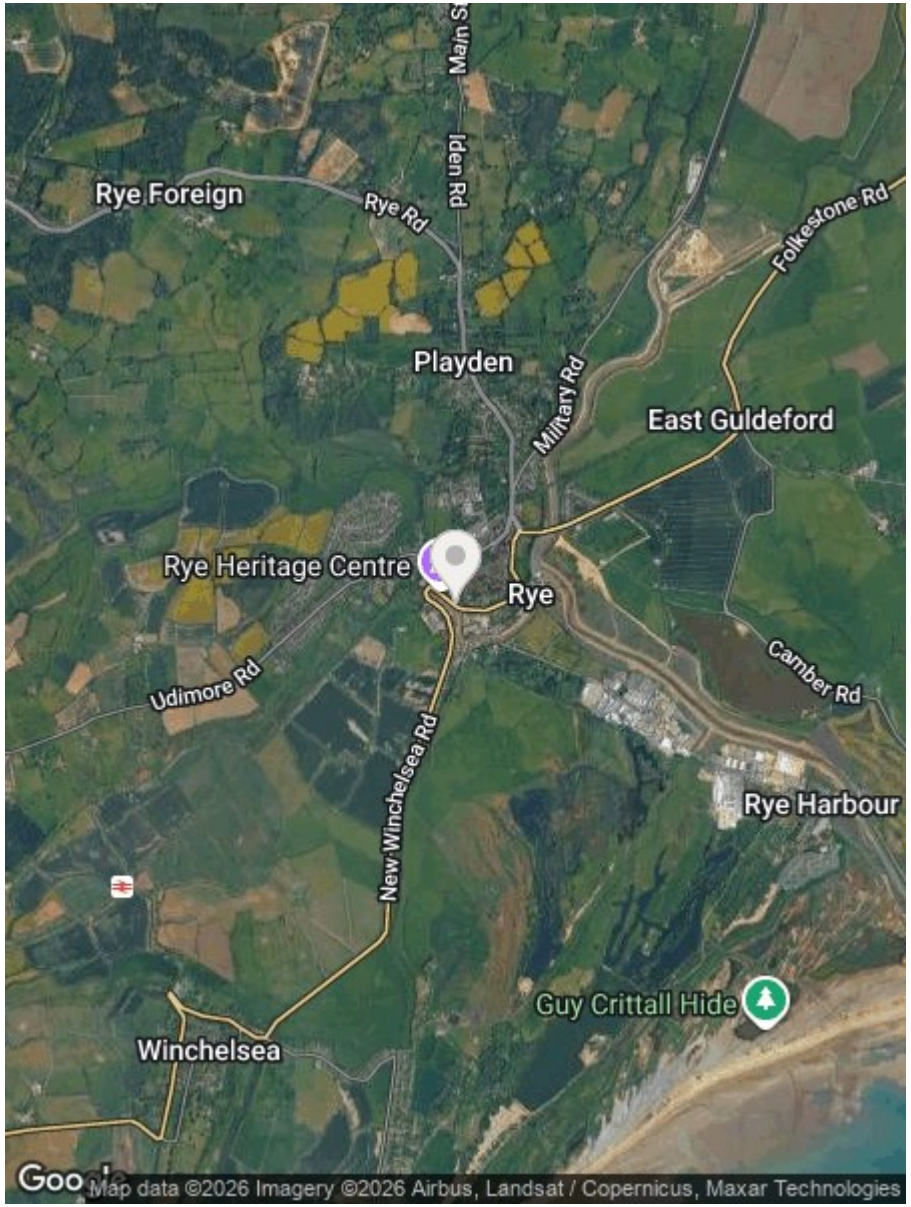
39.7 m²

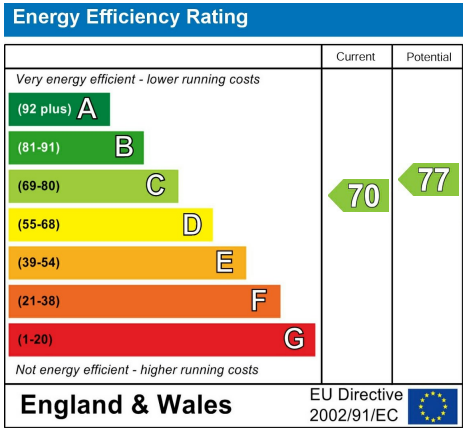
429 ft²

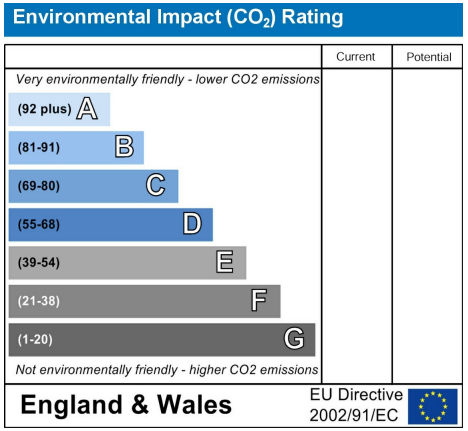
(1) Excluding balconies and terraces

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

GIRAFFE360







Council Tax Band - C

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

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk