

**RUSH
WITT &
WILSON**



Flat 2 Strand Court, Strand Quay, Rye, East Sussex TN31 7AY
Guide Price £167,000

Rush, Witt & Wilson are pleased to offer a ground floor apartment forming part of a sought after warden assisted block in the heart of Rye.

The well presented accommodation comprises entrance hall, living / dining room with direct access outside, double bedroom, an upgraded fitted kitchen and recently installed shower room.

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

Offered CHAIN FREE.

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 01797 224000.

Locality

The property is located in the centre of Rye close to the High Street and readily accessible to a wide range of amenities, these include many specialist and general retail stores, an array of restaurants/ eateries and coffee shops as well as a fine selection of historic inns.

There is a supermarket in the town and a sports centre with indoor swimming pool.

The railway station gives access to Brighton and Ashford, where there are connecting , high speed, services to London.

The town is bordered by beautiful undulating country side, the famous Camber Sands are only a short drive away and at nearby Rye Harbour there is a nature reserve and access to miles of shingle beach.

Reception Area

Doors to the front and rear of the block. Managers Office.

Entrance Hall

Airing cupboard / Storage.

Kitchen

7'3" x 5'4" (2.22 x 1.63)

Fitted with a range of modern cupboard / drawer base units with integrated fridge and freezer. Worktop with tiled splash back, inset sink, induction hob with extractor over and hob beneath. Wall mounted cabinets. Window to the side.

Living Room

17'3" x 10'7" (5.279 x 3.238)

Door to the rear. Archway to kitchen.

Bedroom

14'0" x 8'7" (4.291 x 2.632)

Window to rear. Built in wardrobe.

Bathroom

6'7" x 5'4" (2.031 x 1.628)

A modern suite comprising walk in shower, wash basin and wc. Heated towel rail. Generous tiling.

Communal Facilities

On the ground floor is a communal lounge with access to courtyard / gardens.

There is a fully equipped Laundry Room on the ground floor and outdoor drying area.

Refuse collection area.

Guest Suite

There is a bookable Guest Suite available, details from House Manager.

Lease, Service / Maintenance Charges, Ground Rent.

Lease: 125 years from 1st October 1988.

Service charge £2,342.70 PA - As of October 2023

Ground rent £492 PA - As of October 2023

To be confirmed at point of sale.

Agents Notes

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.

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Council Tax Band - C



TOTAL APPROX. FLOOR AREA 435 SQ.FT. (40.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
70	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

