

**RUSH
WITT &
WILSON**



**1 Strand Court Strand Quay, Rye, East Sussex TN31 7AY
Guide Price £149,950**

Rush, Witt & Wilson are delighted to present to the market this one bedroom ground 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 small dining table, kitchen and shower room. There is also immediate access to the rear via the back door.

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 with indoor swimming pool. 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 (approx 38 minutes) to London and Continental Europe.

Communal Entrance

Various access points for convenience.

Reception Hallway

Carpeted, radiator, doors off to the following:

Shower Room

6'9" x 6'0" (2.06 x 1.83)

Tiled flooring, shower enclosure, low level WC, sink with storage under, heated towel rail, extractor.

Bedroom

10'11" x 8'7" (3.34 x 2.62)

Carpeted, electric radiator, built-in wardrobe with hanging rail and shelving, double glazed window to rear.

Living Room

14'4" x 11'3" (4.37 x 3.45)

Carpeted, electric radiator, fireplace, telephone and internet points, double glazed patio door leading to outside, storage cupboard with shelving and housing fuseboard, space for dining table. Access to:

Kitchen

7'4" x 5'9" (2.24 x 1.77)

Tiled flooring, built-in Beko oven, built-in electric hob with stainless steel splashback and cooker hood over, double glazed window over stainless steel sink with side drainer, built-in dishwasher, space for undercounter fridge/freezer, extractor fan, range of matching wall and base units.

Patio Area

Seating area with pea beach laid, suitable for outdoor dining and pots.

Communal Facilities

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

Lease

Lease: 125 years from 01/10/1988

Ground Rent: £548.66 per annum

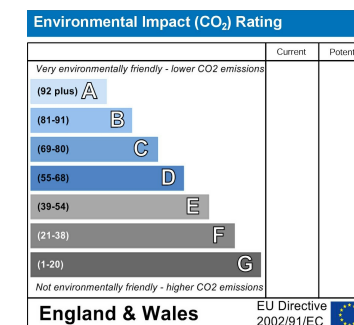
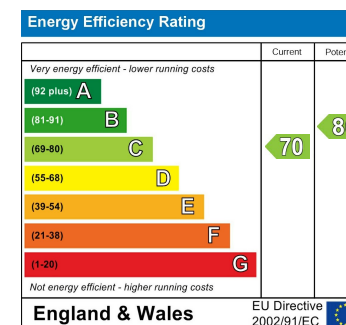
Service Charge: £1,979.36 per annum

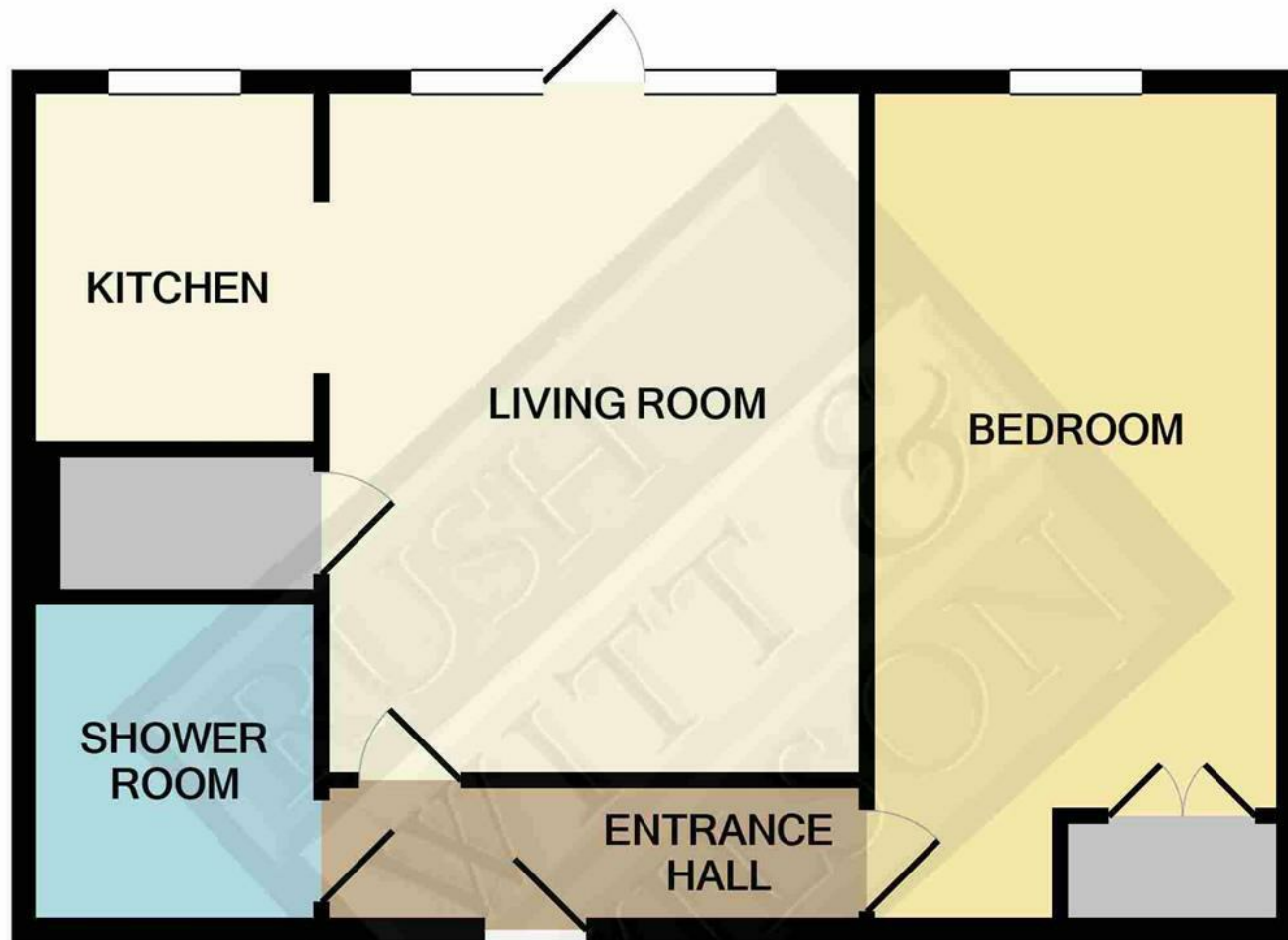
Agents Note

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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TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.2 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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