



Flat 3, Deals Warehouse Strand Quay, Rye, East Sussex TN31 7AY £1,350 Per Month

Rush Witt & Wilson are delighted to present to the market this Grade II listed wonderful converted grain warehouse apartment set within the heart of the ancient town of Rye. Positioned on the third floor, this spacious two bedroom apartment offers well presented accommodation boasting original features throughout and offers views across the Quay and out to Camber Castle. EPC rating C & Council tax band D. The Apartment is accessed via a spacious communal entrance, the property comprises large living/dining /kitchen, two bedrooms and a bathroom. The building is located just a moments walk from the famous Mermaid Street which forms part of Rye Citadel. Terms: £1557 Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. For more information or to book a viewing, please call (01424) 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Communal Entrance

Stairs rising to the third floor.

Inner Hallway

Walk in large storage cupboard.

Open Plan Living/Dining/Kitchen

31'6 x 16'10 extending to 25'10 (9.60m x 5.13m
extending to 7.87m)

Triple aspect room with Juliet balcony with views across Strand Quay and over to Camber Castle. The kitchen comprises double oven, electric hob with extractor fan over, built in dishwasher, built in fridge, built in washing machine, sink with window over, matching base and eye level units. The large living space has exposed beams and original touches and a feature grain wheel, loft storage storage space, stairs rising to a mezzanine floor.

Mezzanine Area

11'1 x 9'4 (3.38m x 2.84m)

Gallery overlooking the living room & space providing further flexible accommodation, eaves storage space.

Bedroom One

16'7 x 8'0 (5.05m x 2.44m)

Window to side.

Bedroom Two

12'10 x 10'5 (3.91m x 3.18m)

Window to side.

Bathroom

8'3 x 6'9 (2.51m x 2.06m)

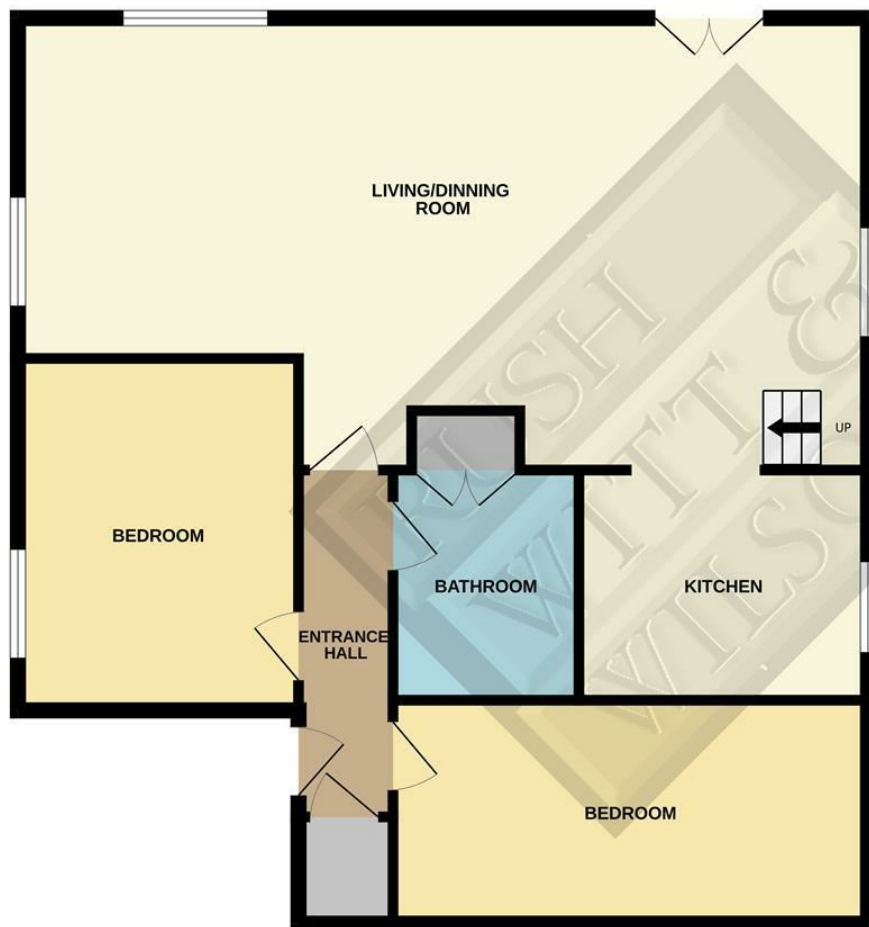
Bath with shower head over, toilet, basin, extractor fan, built in double cupboard.

Agents Note

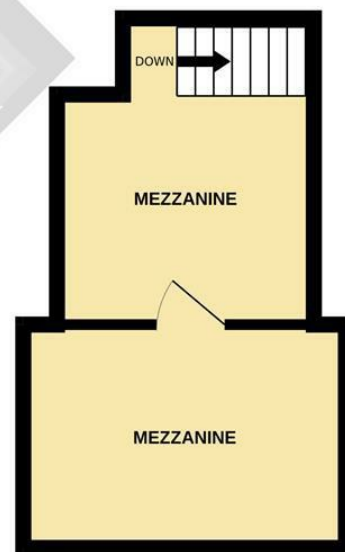
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) . According to the gov.uk website the property is located in an area at very low of flooding from surface water and rivers & seas.

Please note this flat is on the top apartment.

THIRD FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



MEZZANINE FLOOR
166 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	73
England & Wales		EU Directive 2002/91/EC	

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

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