



**Flat 3 (Top Floor) 13 Bridge Place,
Rye, East Sussex TN31 7LN
£850 Per Month**

Rush Witt & Wilson are pleased to offer this second floor apartment forming part of an impressive period building conveniently located for the towns amenities. The well proportioned accommodation comprises two bedrooms, living room, kitchen with cooker and space for all other appliances and bathroom. EPC Rating: E. Council Tax Band A.

Terms: £950 Deposit, 1st months rent in advance of £825. 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. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797) 224000. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Locality

The property enjoys a tucked away position in a cul de sac, backing onto the cricket field, located towards the outskirts of the ancient Cinque Port Town of Rye on the south coast.

Convenient for the town centre and only a short walk from the railway station with services to Brighton in the west and via Ashford to London.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, there is a supermarket, primary and secondary schooling and sports centre.

The town also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets.

Beautiful undulating countryside borders the town containing many places of general and historic interest. Whilst nearby at Rye Harbour launching and mooring facilities are available, access too to a nature reserve and miles of open shingle beach which extends to the cliffs at Fairlight, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

Communal Entrance

Hallway

Living Room

Kitchen

Bedroom

Bedroom

Bathroom

Agent Notes

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 low or very low risk of flooding.

