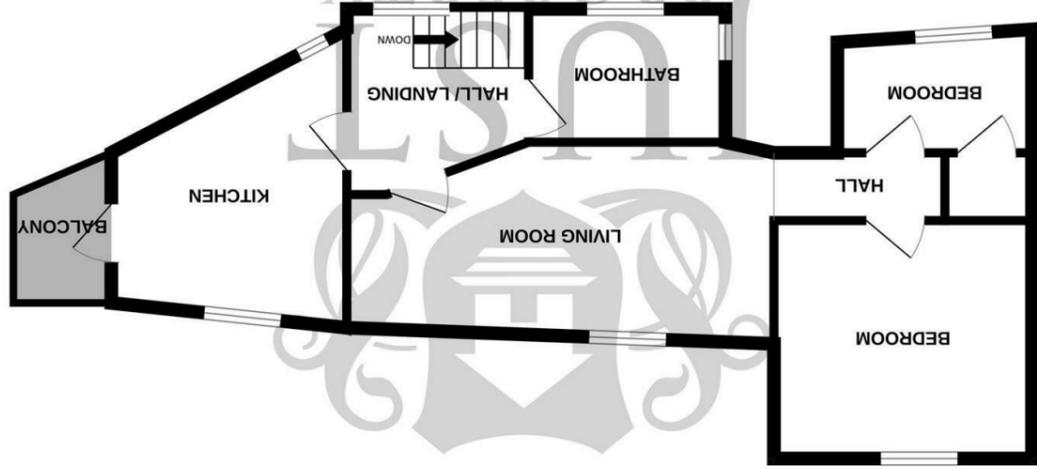


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is for guidance purposes only and should be used in conjunction with the prospectus purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox, ©2023



TOP FLOOR

# FLOORPLANS

15 Wish Ward, Rye, TN31 7DH



www.justproperty.net



2 Bedrooms | 1 Receptions | 1 Bathrooms | 527.43 sq ft

Leasehold

£280,000

15 Wish Ward, Rye, TN31 7DH





2 Bedrooms 1 Receptions 1 Bathrooms 527.43 sq ft

## PROPERTY DETAILS

Top-Floor Period Apartment with Balcony in the Heart of Rye – Chain-Free

Perched atop a striking Grade II listed building in one of Rye's most sought-after central streets, this beautifully presented top-floor apartment is full of light, charm, and character. Offering two bedrooms, a private balcony, and far-reaching rooftop views, the property also comes with an impressive track record, rated Exceptional by guests – making it a prime opportunity for both lifestyle buyers and investors.

Entered via a communal hallway and private staircase, the home unfolds into a thoughtfully arranged layout. A light-filled, dual-aspect kitchen with traditional styling leads out to a private enclosed small balcony area – perfect for enjoying morning coffee or an evening glass of wine. The adjacent living room features exposed beams and historic detailing, giving it a wonderfully cosy feel.

The main bedroom is generously sized and positioned for peace and quiet, while a second room offers flexible use as a guest bedroom, home office or dressing room. A smartly finished bathroom and handy storage complete the interior.

This property is perfectly placed to enjoy all that Rye has to offer – with independent shops, award-winning cafés, historic pubs, and local galleries just steps from your door. For outdoor lovers, the coast, Camber Sands, and the Rye Harbour Nature Reserve are nearby, along with scenic walking and cycling routes. Rye's train station is just a short stroll away, with direct connections to Ashford International and London via high-speed rail.

We have been verbally advised that the property has approximately 110 years remaining on the lease. Maintenance is handled on an "as and when" basis, with the owner responsible for a 25% share of any costs.

Whether you're searching for a full-time home, a weekend getaway, or a turn-key holiday let with a proven reputation, this chain-free apartment delivers the best of Rye living – heritage, comfort, and a thriving location.



## ROOM DIMENSIONS

Communal Entrance

Front Door

Stairs to landing

Kitchen / Breakfast Room  
15'7" x 10'9" (4.75 x 3.28)

Balcony

Living Room  
13'8" x 11'8" (4.17 x 3.58)

Inner Hall

Bedroom  
12'9" x 11'8" (3.89 x 3.58)

Bedroom/ Study Area with Storage Cupboard  
8'10" x 8'7" (2.7 x 2.64)

Bathroom  
7'6" x 7'4" (2.29 x 2.24)

## FEATURES

- Characterful Top-Floor Apartment
- Beautifully Presented Throughout
- Bright dual-aspect kitchen/breakfast room
- Spacious yet cosy living room
- Two Bedroom
- Stylish Bathroom
- Sought after Central Location
- Close to Rye Harbour Nature Reserve
- Excellent transport links
- CHAIN FREE

