

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Located in the Conservation Area of the Ancient Town, Strand Court fronts the Strand Quay area, although this flat is situated to the quieter rear of the building. Strand Quay has been redeveloped to provide commercial outlets and residential accommodation in converted warehouses and corn stores, in proximity are restaurants, a wine bar and antique retailers. Rye is renowned for its period architecture and cobbled ways and is served by a selection of local independent shops, supermarkets, library and leisure centre and is on the Eastbourne to Ashford branch line with high speed connections from Ashford to London St Pancras (37 minutes). The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks. Strand Court was constructed by McCarthy & Stone Ltd and comprises 49 apartments arranged over four floors each served by a lift. The house manager can be contacted from various points within each property in a case of emergency. For periods when the house manager is off duty there is a 24 hour emergency Care Line response system. There is a condition of purchase that residents be over the age of 60 years or in the event of a couple, one must be over 60 and the other over 55.

Formerly a two bedroom flat, the second bedroom has been incorporated into the living room to provide a much larger and brighter room with space for a dining table.

The accommodation comprises private entrance hall with two deep storage cupboards and an airing cupboard. **Living/dining room** two windows to the rear with views over the town and additional window to the side. **Kitchen** fitted with a good range of units incorporating a sink unit, integrated fridge/freezer, 4 ring electric hob with extractor fan and oven under.

**Double bedroom** window to the rear, built in double wardrobe. **Shower room** comprising walk in shower, w.c, wash hand basin with cupboard under.

To the rear of Strand Court there is a communal area of residents parking (limited spaces by arrangement) along with visitors' parking. There are sockets available for charging mobility scooters. Communal landscaped courtyard garden.

**Lease Details:** - 125 years commencing 27th November 1988.

Annual service charge £3,514.04.

Annual ground rent £603.52

Total yearly expenditure £4,117.56 (information correct as of Oct 2023)

The following is included within the service charge: Building maintenance externally and communal areas, building insurance (communal areas only), internal lift, Care Line, water rates, communal electricity, communal cleaning, gardening, window cleaner (outside and communal areas only), house manager's salary and flat, managing agents fees. There is a no dogs policy at Strand Court although visiting pets are permitted. Internal areas include a day room and laundry room. A guest suite can be booked for visiting relatives at £30 per night.

Rother Council Tax Band D

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and O2

Broadband speed: Superfast 74Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £225,000 Leasehold

45 Strand Court, Strand Quay, Rye, East Sussex, TN31 7AY



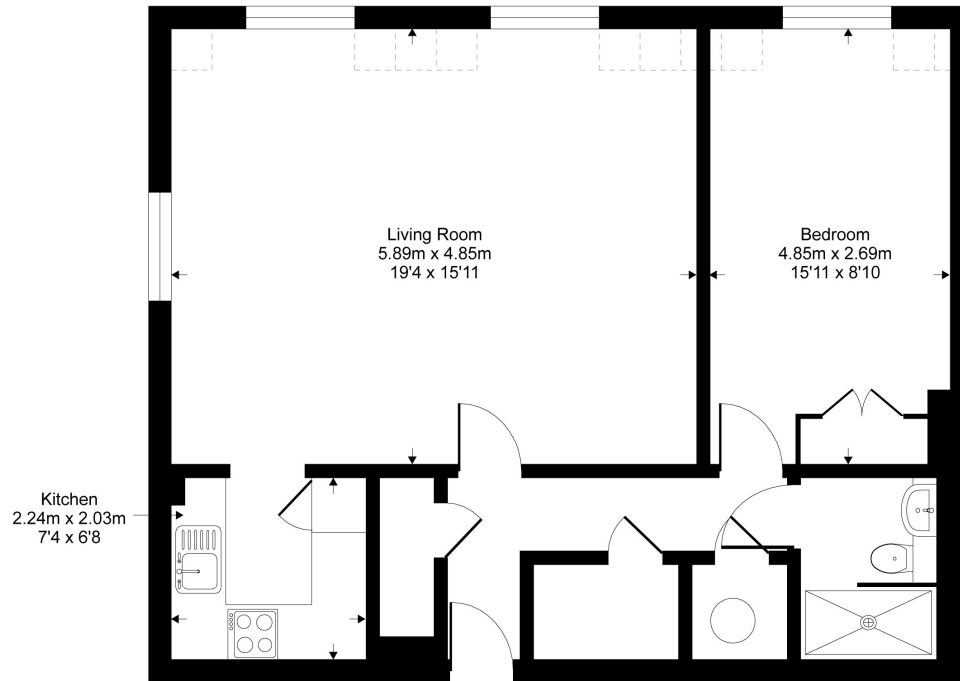
A second floor purpose built retirement apartment situated in the favoured Strand Quay Area of the Ancient Town.

- Communal entrance hall with internal lift • Private entrance hall • Living/dining room • Kitchen • Double bedroom • Shower room
  - Electric heating • Double glazing • Emergency pull cord system • Communal living room and laundry room
  - Communal gardens • Parking available by arrangement • House manager and Care line system
- EPC Rating C



## Strand Court

Approximate Gross Internal Area = 58 sq m / 624 sq ft  
(excludes restricted head height)



### Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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