

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located in the Conservation Area of the Ancient Town, the Strand Court building fronts the Strand Quay area, which 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) and the Continent. 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. A guest suite can be booked for visiting relatives at £30 per night.

**Lease Details:** - 125 years commencing 27<sup>th</sup> November 1988.  
Annual service charge £2,342.70  
Annual ground rent £492  
Total yearly expenditure £2,834.07

The following is included within the service charge:  
Building maintenance externally and communal areas, building insurance (communal areas only), care line, water rates, communal electricity, communal cleaning, gardening, window cleaner (outside and communal areas only), house managers 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. The internal lift to the first floor is conveniently situated directly opposite the front door to No.16.

The flat comprises private entrance hall with deep storage cupboard.  
**Living room** deep silled bay window with views over the nearby warehouses. Free standing electric fire. **Kitchen** fitted with a range of units incorporating a sink unit, space for fridge/freezer, 4 ring electric hob with extractor fan.  
**Double bedroom** window with views over the warehouses, 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) along with visitors' parking. There are sockets available for charging mobility scooters. Communal landscaped courtyard garden.

Rother Council Tax Band C  
Mains electricity and water. Mains drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Superfast 74Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK



Price guide: £170,000 leasehold

16 Strand Court, Rye, East Sussex TN31 7AY

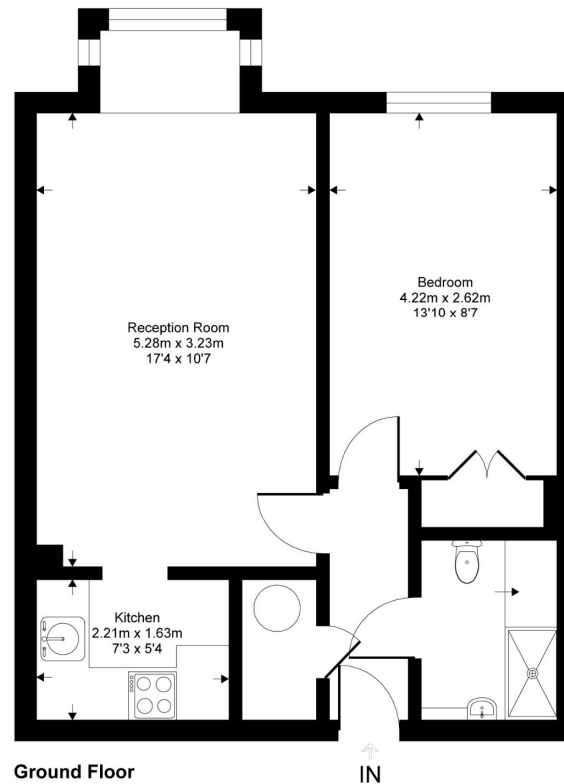


A first floor purpose built one bedroom retirement apartment situated in the favoured Strand Quay Area of the Ancient Town.

- Communal entrance hall • Private entrance hall • Living 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 = 44 sq m / 476 sq ft



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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