

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located in the Conservation Area of the Ancient Town, and Cinque Port of Rye, the property fronts the Strand Quay and overlooks the River Tillingham. The Strand area has been redeveloped to provide mixed residential and commercial accommodation in converted warehouses and corn stores and in close proximity are restaurants, a wine bar and antique dealers. Rye is renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford International from where there is a high speed service to London St Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A converted first floor apartment forming part of a 19th century former grain warehouse now comprising three apartments above a commercial premises, presenting brick lower and weatherboard clad external elevations beneath a pitched peg tiled roof. The living accommodation is arranged on one level, as shown on the floor plan.

Term: 125 year lease from January 2004. Ground rent: Currently £250 per annum. Buildings insurance 2026 £750 estimated. Maintenance charge currently £300 per annum. Holiday letting has been permitted in this building by the prior consent of the freeholder.

The property is approached via a communal entrance hall with an entry phone system, stairs rising to the first floor.

Front door opens into a private entrance lobby with a built-in storage cupboard and inner door leading into the hallway, which in turn has a built-in double cupboard with pine doors housing an electric boiler providing central heating via a traditional wet system, entry phone system, pine doors off to all rooms and laminate flooring.

The well-proportioned living room has glazed double doors with a Juliette balcony overlooking the Strand Quay, wood laminate flooring and heavy exposed timber framing.

The kitchen/dining room is fitted with a range of flat panel cabinetry incorporating cupboards and drawers with an inset electric hob with stainless steel extractor fan over and oven under, sink unit, space and plumbing for washing machine, dishwasher and fridge/freezer, space for table, window to rear, exposed beams and deep built-in storage cupboard.

Double bedroom has a window to the front, exposed beams.

The shower room has modern fitments comprising a walk-in shower with glass enclosure, a rainfall shower and a mosaic tile border, a close coupled w.c, a pedestal wash hand basin, tiling to splash backs, tiled flooring and heated towel rail.

Further information:

Local Authority: Rother District Council. Council Tax Band D

Services: Mains water, electricity and drainage. Wet electric central heating

Predicted mobile phone coverage: EE and Three

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

Current River and Sea Flood risk summary 2025-2035: Very low risk. Source GOV.UK

Note: There is no outside space or allocated parking with this apartment.

Guide price: £330,000 Long leasehold (103 years remaining)

Flat 1 Deals Warehouse, Strand Quay, Rye, East Sussex TN31 7AY

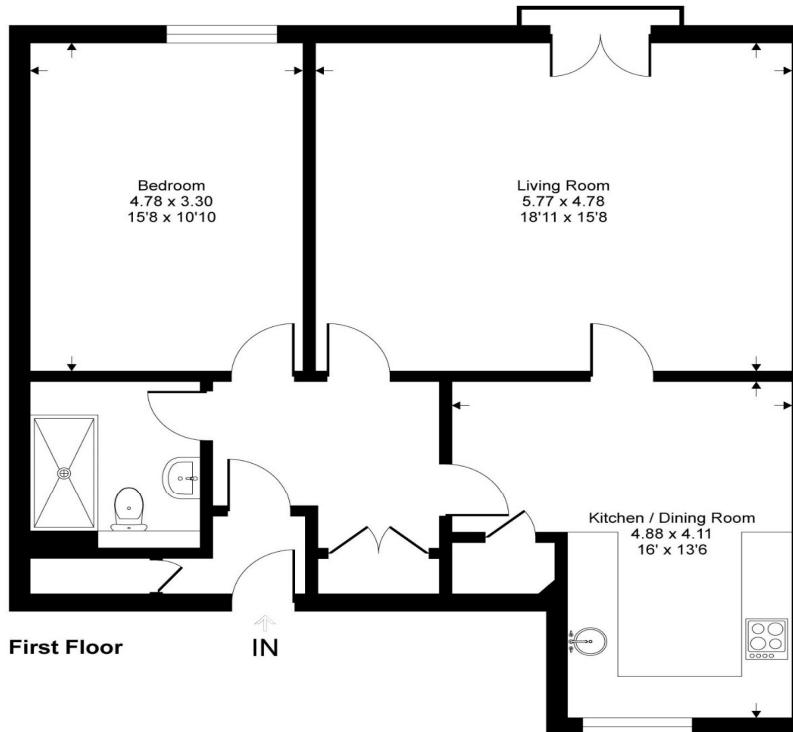


A first floor apartment forming part of a Grade II Listed converted former warehouse fronting Strand Quay and overlooking the River Tillingham.

- Communal entrance hall • Private entrance lobby • Inner hall • Living room with Juliette balcony
- Kitchen/dining room • Double bedroom • Shower room • Electric heating • Double glazing
- EPC rating D • Suitable for holiday letting •

## Deals Warehouse

Approximate Gross Internal Area = 76 sq m / 846 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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