

**RUSH  
WITT &  
WILSON**



**38 Strand Court, Rye, East Sussex TN31 7AY  
Guide Price £165,000**

**CLOSE TO THE TOWN CENTRE.**

Rush, Witt & Wilson are pleased to offer a second floor apartment forming part of the popular retirement development in the heart of Rye.

The accommodation comprises living / dining room with adjoining kitchen, double bedroom and shower room.

Communal facilities include, lounge with access to a paved terrace, laundry room, a bookable guest suite and the services of a house manager.

OFFERED CHAIN FREE.

The lease specifies that a purchaser / occupier is to be over 60 years of age.

For further information and to arrange a viewing please call our Rye Office 01797 224000.

**Locality**

The property forms part of the popular Strand Court development and is situated in the heart of Rye which is adjacent to the Strand Quay.

The town offers a range of daily amenities which are afforded by the bustling town centre and this includes a fine selection of specialist and retail stores, supermarket and sports centre.

Also a weekly farmers' and general markets as well as a railway station with regular services to Brighton and to Ashford where there are connecting, high speed, services to London.

**Reception****Communal hallway****Entrance Hall****Living room**

15'3" x 10'9" (4.66 x 3.28)

Window to the front.

**Kitchen**

7'4" x 5'3" (2.25 x 1.62)

Fitted with a range of traditional style base units with matching wall mounted cabinets. Worktop with inset sink. Ceramic hob with oven beneath and extractor over. Space for fridge. Space and plumbing for dishwasher or washing machine.

**Bedroom**

12'0" x 8'8" (3.67 x 2.65)

Window to the front. Built in wardrobes.

**Bathroom**

6'8" x 5'4" (2.05 x 1.65)

Shower area with low level screen, wash basin and wc.

**Communal Lounge****Laundry Room****Lease**

Lease 125 years from 1st October 1988- 89 years remaining

**Service / Maintenance Charges and Ground Rent**

Service charge £2412.00 PA - As of August 2024

Ground rent £492.00 PA - As of August 2024

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

The lease specifies that a purchaser /occupier has to be over 60 years of age.

Council Tax: Band C



TOTAL APPROX. FLOOR AREA 391 SQ.FT. (36.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and their operability or efficiency can be given

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