

**RUSH
WITT &
WILSON**



**9 The Boathouse Rock Channel Quay, Rye, East Sussex TN31 7DQ
Offers In Excess Of £270,000**

STYLISH RIVERSIDE APARTMENT - IDEAL HOME OR INVESTMENT

Rush, Witt & Wilson are pleased to offer a stunning ground floor apartment with private terrace overlooking the River Brede.

The exceptionally well presented accommodation comprises double bedroom, bathroom, open plan living space with a kitchen area.

Benefits include gas fired central heating, double glazing and a long lease with Share of Freehold.

There is an allocated parking space and useful storage locker.

Viewing is highly recommended and access can be arranged via our Rye office 01797 224000.

Locality

Occupying a river front location at the end of an unmade road just a short walk from the centre of Rye. the town offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

The town boasts the famous cobbled citadel, working quayside, weekly farmers / general market and a sports centre.

The railway station offers regular services to the City of Brighton in the West and to Ashford where there is a high speed connecting on service (approx. 38 minutes) to London.

Living Room / Kitchen

17'1" x 11'10" (5.21 x 3.62)

A light and airy open plan room with full height windows and glazed door to the front allowing full advantage to be taken of the river views.

Modern kitchen comprising cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Hob with oven beneath. integrated dishwasher and fridge. Tiled surround.

Bedroom

11'10" x 10'0" (3.62 x 3.05)

Window to the rear. Cupboard housing wall mounted gas fired boiler. Radiator.

Shower Room

8'4" x 5'5" (2.55 x 1.67)

Large walk in shower cubicle with sliding door. Wash stand with bowl and mixer tap. wc. Radiator. Tiled floor.

Store

11'9" x 5'9" (3.6 x 1.77)

A useful storage locker with private door. Located below the apartment and accessed via shared steps and pathway.

Lease & Maintenance Information

Share of Freehold with a Lease of 999 years from 1992.

Service Charge: Currently £87 per month (to be verified)

Ground Rent: A peppercorn

Parking Space

Allocated parking, appropriately marked.

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.

Council Tax Band A

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(57-68) D		
(45-54) E		
(31-44) F		
(11-30) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(57-68) D		
(45-54) E		
(31-44) F		
(11-30) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

