

**RUSH  
WITT &  
WILSON**



**3 Strand Court Strand Quay, Rye, Sussex TN31 7AY**  
**Guide Price £170,000**



**Rush Witt & Wilson are pleased to offer a ground floor apartment that forms part of this sought after warden assisted development in the heart of Rye.**

**The apartment is located on the ground floor and is accessed via a communal reception hallway with accommodation comprising of an entrance hall, living/dining room with adjoining kitchen, double bedroom and a shower room.**

**The development benefits from a communal lounge, laundry room and gardens. There is a 24 hour emergency call system and a bookable guest suite available.**

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

**For further information or to arrange a viewing please contact our Rye office on 01797 224000.**



**Entrance Hallway**

Deep storage cupboard, doors off to the following

**Living/Dining Room**

17'5 x 10'7 max (5.31m x 3.23m max)

Window to front, connecting doorway leading through to:

**Kitchen**

7'4 x 5'4 (2.24m x 1.63m)

Window to side, extensively fitted with a rage of traditional style cupboards and drawers base unit with matching wall mounted cabinets, worksurface with inset single drainer sink unit, space and point for electric cooker, space for fridge and freezer.

**Bedroom**

14'2 x 8'6 (4.32m x 2.59m)

Window to front, built in wardrobes.

**Shower Room**

6'7 x 5'1 (2.01m x 1.55m)

Comprising of a walk-in shower, wash hand basin, low level wc.

**Communal Facilities**

To the ground floor there is a communal lounge with access to courtyard/gardens. There is also a fully equipped laundry room and outdoor drying areas as well as a refuse collection area.

**Guest Suite**

There is a bookable guest suite on the first floor and details are available from the House Manager.

**Tenure**

**Lease**

125 years from October 1988.

**Service Chage**

Currently £2,500 per annum.

**Ground Rent**

Approximately £500 per annum.

**Agents Note**

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

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 - C





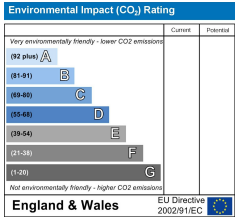
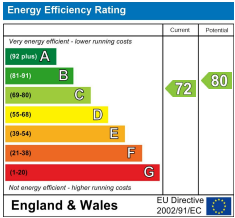


GROUND FLOOR  
439 sq.ft. (40.7 sq.m.) approx.

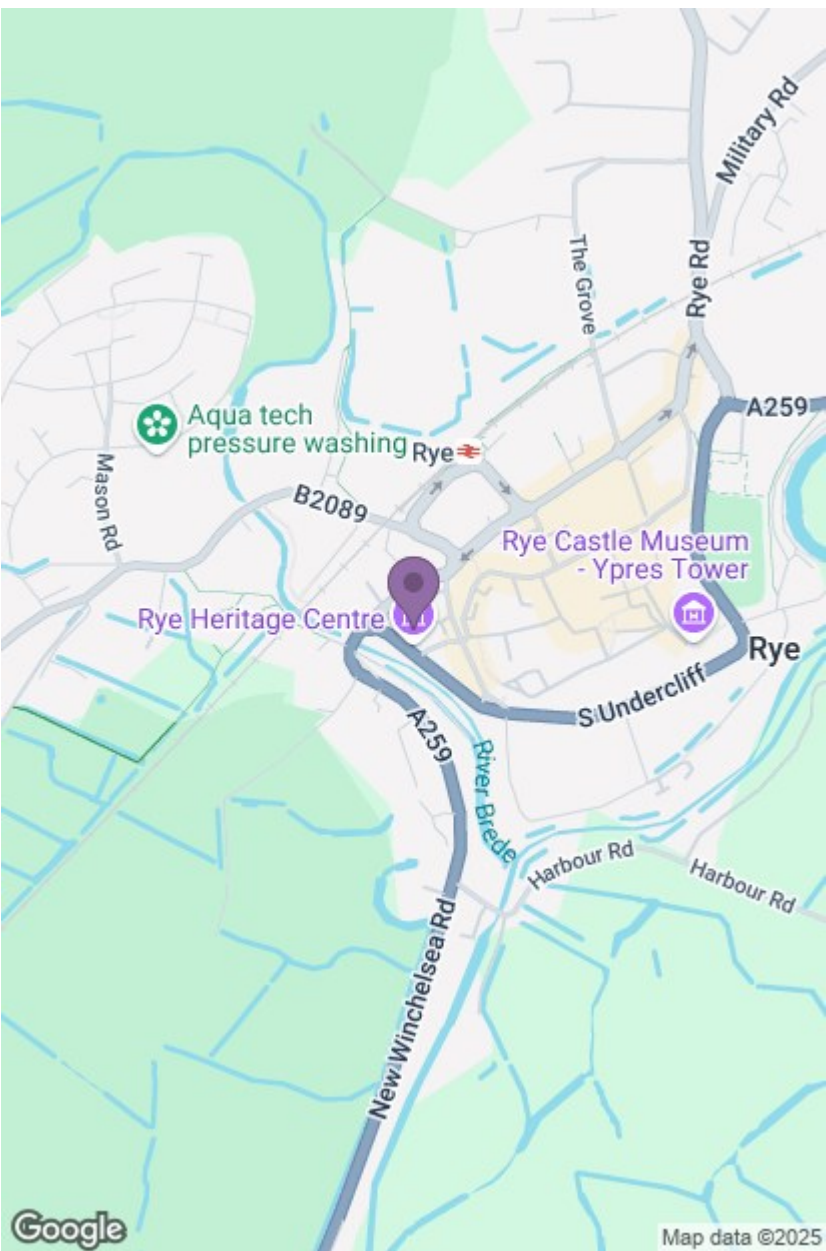


TOTAL FLOOR AREA : 439 sq.ft. (40.7 sq.m.) approx.

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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