

**RUSH
WITT &
WILSON**



Flat 1, Cliff Court 4-6 Military Road, Rye, East Sussex TN31 7NX
Guide Price £275,000

Rush Witt & Wilson are pleased to offer a well presented ground floor apartment conveniently located only a short walk from the centre of town.

The well proportioned accommodation comprises double aspect living/dining room, kitchen, two double bedrooms and a shower room. The property benefits from a garage en-bloc and parking space in front.

Considered equally suitable as a main residence, second home or investment purchase, the vendors sole agents strongly recommend an internal inspection.

For further information and to arrange a viewing, please contact our Rye office 01797 224000.

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Locality

Situated towards the outskirts of Rye, an ancient town on the south coast. Convenient for the town centre with the railway station within walking distance.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling and sports centre. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets.

Beautiful undulating countryside borders the town containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Communal Entrance

Door leading through to:

Reception Hallway

Built in double cupboard with sliding doors, further deep shelved cupboard housing water cylinder, doors off to the following:

Living/Dining Room

21'3 x 11'6 (6.48m x 3.51m)

A light and airy double aspect room with full height windows to the front and rear.

Kitchen

10'11 x 8'3 (3.33m x 2.51m)

Window to the rear, fitted with a range of traditional style cupboard and drawer base units, matching wall mounted cabinets, worktop with inset sink and side drainer, inset hob with oven beneath, space and plumbing for washing machine and dishwasher. space for fridge/freezer, cupboard housing wall mounted boiler.

Bedroom Two

9'3 x 9'2 (2.82m x 2.79m)

Full height window to the front, built in wardrobe.

Bedroom One

11'0 x 9'3 (3.35m x 2.82m)

Full height window to the front, two built in wardrobes each with bi-fold doors.

Shower Room

7'7 x 5'5 (2.31m x 1.65m)

Window to the rear, shower cubicle, pedestal wash hand basin, low level wc, heated towel rail, generous wall tiling.

Outside

Garage En-Bloc

16'4 x 11'10 (4.98m x 3.61m)

Electric up and over door to front, window to the rear.

Service Charge / Maintenance

98 years remaining on the lease, service charge is £960 pa.

Agents Note

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

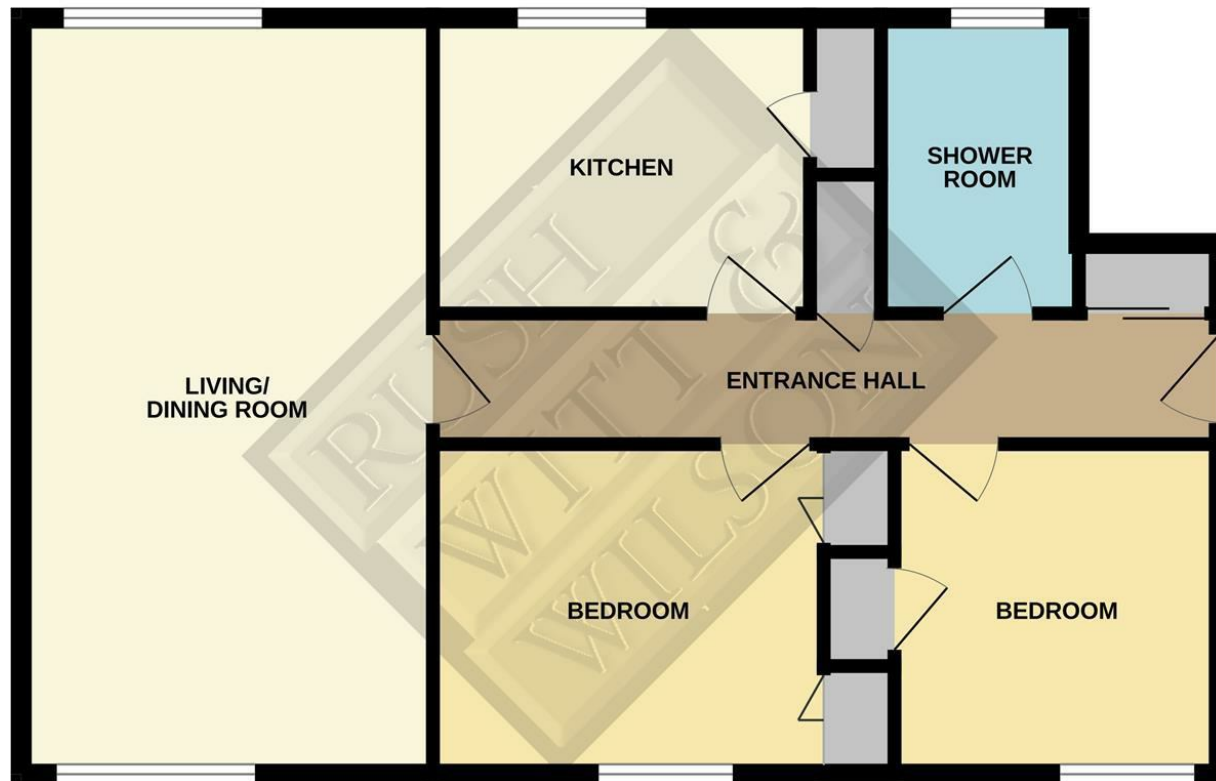
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A



GROUND FLOOR

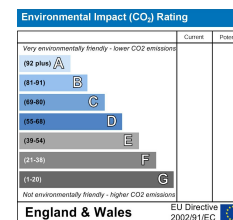
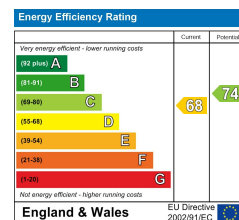
695 sq.ft. (64.6 sq.m.) approx.

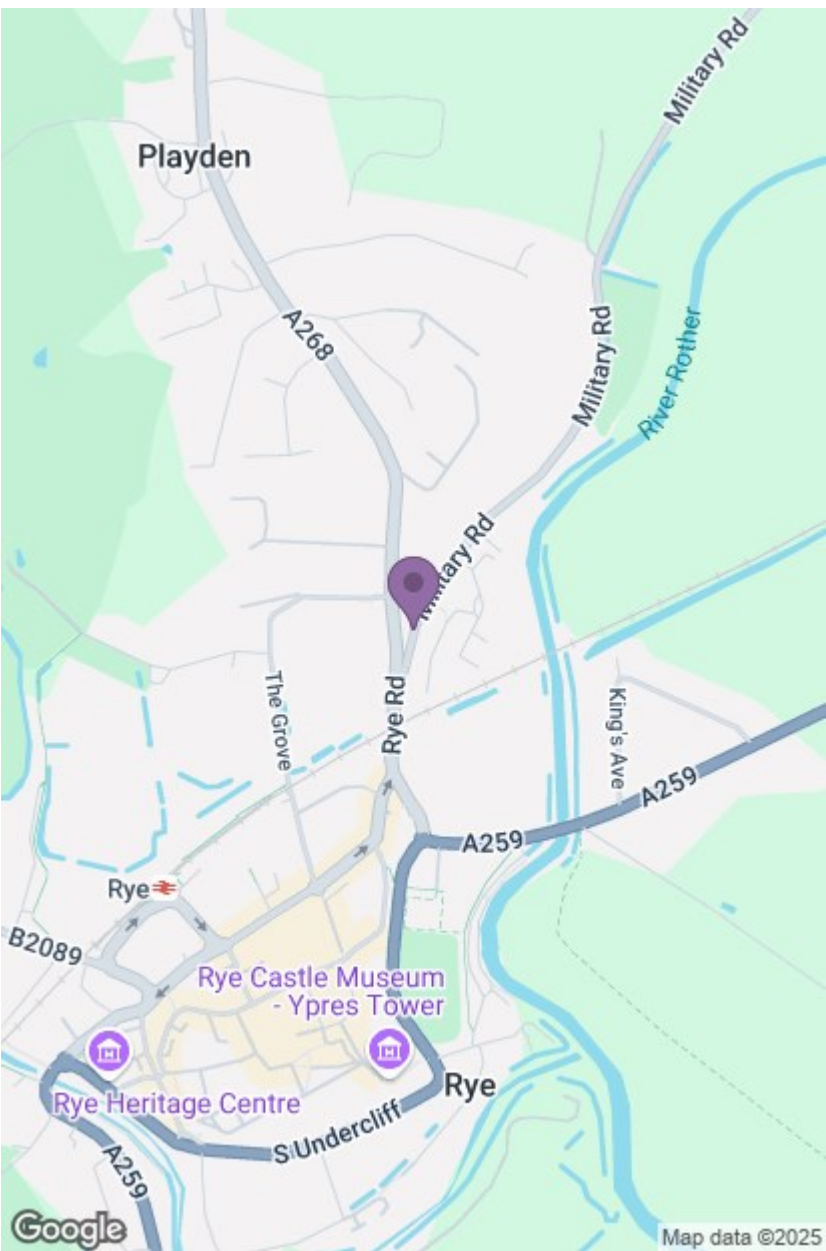


TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**