

RUSH  
WITT &  
WILSON



**Flat 11a St Bartholomew Court Kiln Drive, Rye, East Sussex TN31 7SQ  
75% Shared Ownership £165,000 Leasehold**

**Rush Witt & Wilson are pleased to offer a one bedroom ground floor apartment with direct access to the communal gardens. The apartment forms part of a modern purpose built building, available for those over 60 and incorporating a range of communal facilities including a communal dining space and to the first floor a large communal lounge which during the week offers a range of activities and clubs for residents to enjoy. A range of other facilities are available within block including a bookable private guest suite available for visiting friends and family, a buggy store with charging points for mobility scooters. The apartment comprises a entrance hall, living room with direct access to the gardens, modern kitchen, double aspect bedroom and a generously proportioned wet room. There are parking facilities available to the front of the building. On site help and care is available 24 hours a day, 365 days a year via the trained and friendly care team. We are advised that there is an option of personal care plans available, this can be discussed with the managers.**

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



**Locality**

St Bartholomew Court is situated on the outskirts 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.

There is a weekly general markets and sports centre with an indoor swimming pool.

The railway station offers regular services to the city of Brighton in the West and to Ashford where there are connecting, high speed, services to London.

**Entrance Foyer**

Managers office, internal corridor leading to a private front door.

**Entrance Hall**

Deep storage cupboard, doors off to the following:

**Living Room**

13'6 x 13'6 (4.11m x 4.11m)

Large single door with windows to either side leading out onto the terrace and communal garden beyond, open plan to:

**Kitchen**

9' x 8'5 (2.74m x 2.57m)

Extensively fitted with a range of modern cupboard and drawer base units with matching wall mounted cabinets, upright unit with eye level oven, drawers beneath and cupboard over, complimenting worktop surfaces, inset single drainer sink, space and plumbing below for washing machine, inset ceramic hob with extractor canopy above, space for fridge/freezer.

**Bedroom**

17'9 x 9'1 (5.41m x 2.77m)

A generous double aspect room overlooking the communal grounds, connecting door to:

**Wet Room**

9' x 8'3 (2.74m x 2.51m)

Low level wc, wash hand basin, tiled floor and walls, drainer shower area, further door to entrance hall, obscure glazed window.

**Services**

There are 90 years remaining on the lease.

The rent and service charge is £691.02 pcm, this includes heating, water and Wifi.

The ground rent for 2026/2027 is £1771.24.

**Agents Note**

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

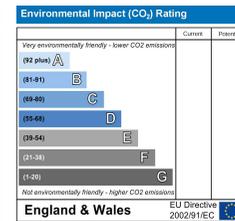
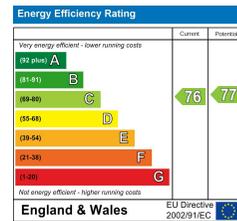


GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.6 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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