

**RUSH
WITT &
WILSON**



39 Strand Court Strand Quay, Rye, East Sussex TN31 7AY
Guide Price £190,000 Leasehold

Rush Witt & Wilson are pleased to offer an exceptionally well presented and completely redecorated, second floor apartment, forming part of a popular retirement development in the heart of Rye.

The generously proportioned accommodation comprises two double bedrooms, living/dining room with adjoining newly fitted kitchen and a shower room.

The development benefits from communal facilities including a lounge, laundry room, gardens and a bookable guest room.

There is also an on-site house manager.

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

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



Locality

The property is located in the centre of Rye close to the High Street and readily accessible to a wide range of amenities, these include many specialist and general retail stores, an array of restaurants/ eateries and coffee shops as well as a fine selection of historic inns.

There is a supermarket in the town and a sports centre with indoor swimming pool.

The railway station gives access to Hastings, Brighton and Ashford, where there are connecting , high speed, services to London.

The town is bordered by beautiful undulating country side, the famous Camber Sands are only a short drive away and at nearby Rye Harbour there is a nature reserve and access to miles of shingle beach.

Communal Entrance

Mangers office, access to shared amenities including the communal lounge and laundry room, stairs and lift rising to the second floor.

Private Entrance

Opening to:

Hallway

An L - shaped hallway with built in cupboards, one providing useful deep storage, one a cloaks cupboard and the other housing water tanks and shelved.

Living/Dining Room

17'7 x 10'10 (5.36m x 3.30m)

Window to the side enjoying views over The Strand and river, archway leading through to:

Kitchen

7'4 x 5'11 (2.24m x 1.80m)

Newly fitted with shaker cupboard and drawer units, matching wall and upright fridge/freezer cabinets, marble effect solid worktop, stainless steel sink with side drainer, new integrated AEG appliances:

induction hob, oven, extractor hood, fridge freezer and slimline dishwasher.

Bedroom

14'3 x 8'5 (4.34m x 2.57m)

Window to the front enjoying views over The Strand Quay, river and beyond, built in wardrobes with bi-fold doors.

Bedroom

11'6 max x 9'6 (3.51m max x 2.90m)

Window to the front, built in wardrobes.

Shower Room

6'8 x 7'3 (2.03m x 2.21m)

Newly installed back to wall unit with semi-recessed wash hand basin, wc with concealed cistern, marble effect solid sink top, sliding door shower cubicle, Mira shower mixer, fan heater and heated illuminated mirror, heated towel rail, extractor fan.

Lease

125 years from 1st October 1988

Service Charge

Currently - £3,716 Per annum from 1st September 2025.

Ground Rent

Currently - £603 per annum

Agents Note

Council Tax Band - D

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 but we have been advised by the sellers that they are including newly installed Rointe energy efficient electric radiators in hallway, living/dining and both bedrooms, newly fitted carpets throughout, luxury floor tiling in the kitchen and bathroom, all light fittings and curtains.

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 videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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>



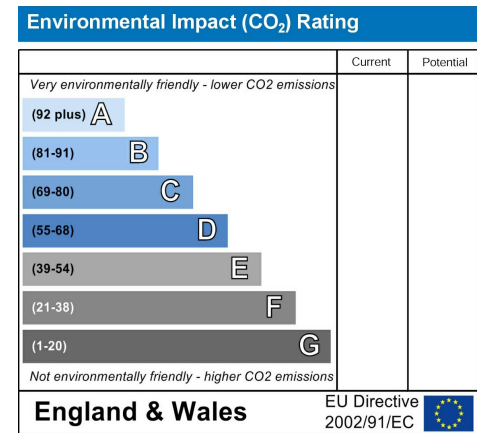
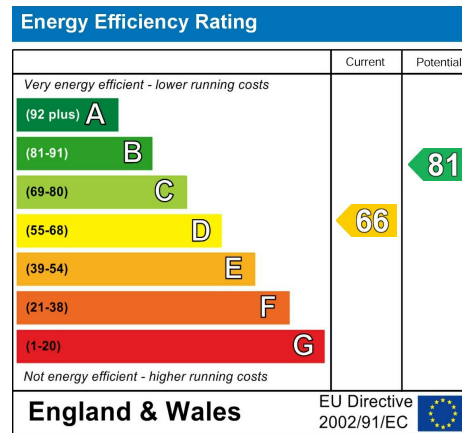
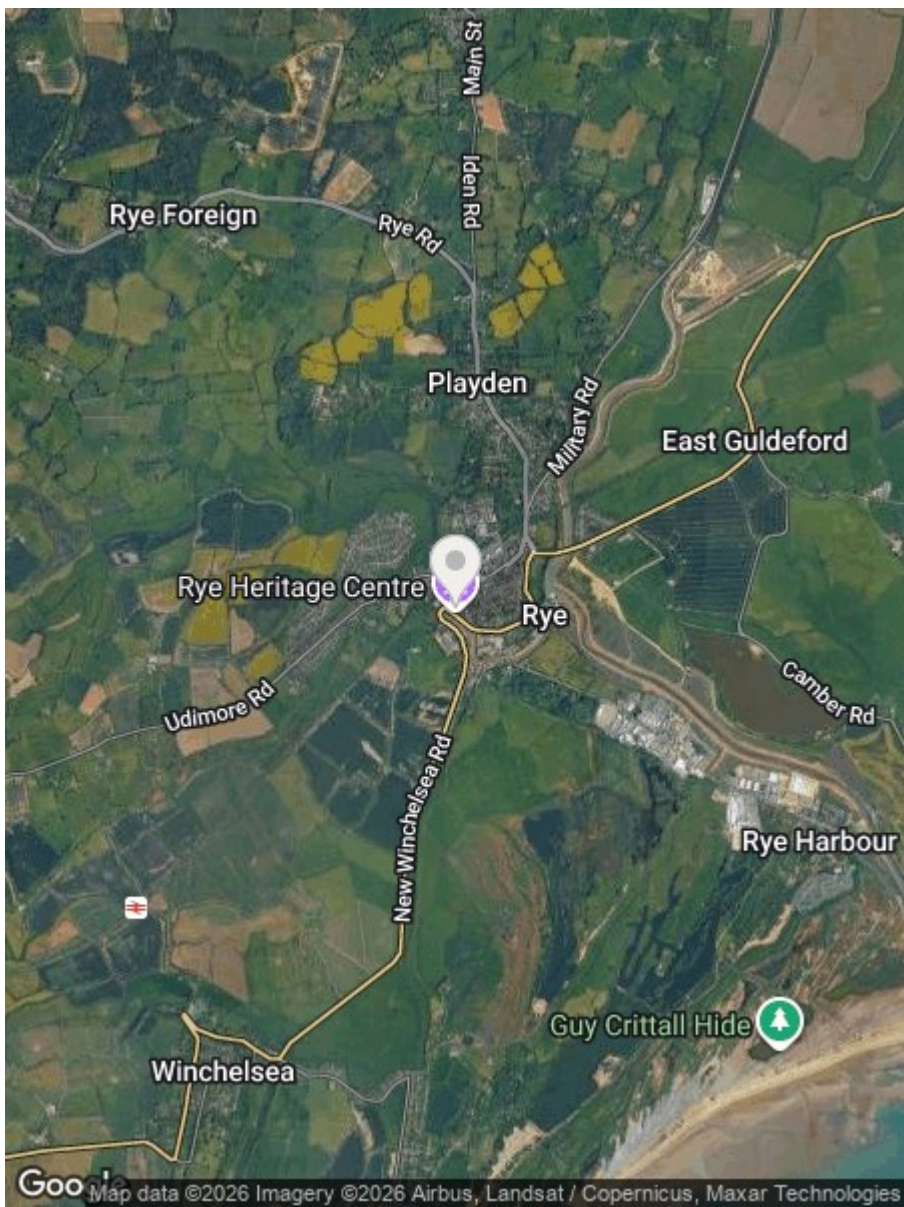
2ND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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