



**2 Cliff Court,
Military Road, Rye, East Sussex TN31 7NX**

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Offers in excess of £275,000

This impressive ground floor apartment has been the subject of a stylish refurbishment by the current owner offering beautifully presented living accommodation only a short walk to Rye's historic town centre.

Ideally suited to a wide range of purchasers, this property offers a perfect permanent home, a relaxing weekend escape, a lock-up-and-leave, or an investment opportunity in this ever-popular town.

The accommodation comprises spacious sitting / dining room featuring full-length front window, a modern kitchen fitted with built-in appliances, a striking Versace-inspired bathroom, and two well-proportioned double bedrooms, one of which has an en-suite shower room.

This property further benefits from a garage, off-road parking to the front, and is offered for sale chain free and viewing is highly recommended

- ◆ Ground floor apartment near to the town centre
- ◆ Presented throughout with light stylish décor
- ◆ Walking distance wide range of facilities in Rye
- ◆ Two double bedrooms, one with en-suite shower room
- ◆ Sitting Room / Dining Room
- ◆ Kitchen with several built-in appliances
- ◆ Well fitted Versace inspired bathroom
- ◆ Garage adjacent to the building
- ◆ Communal front garden
- ◆ Close to the fantastic eclectic range of shops
- ◆ Mainline train station within easy reach

SITUATION : Conveniently set within easy reach of this ancient Cinque Port of Rye, celebrated for its rich heritage, medieval history, and preserved period architecture. In addition to its charm Rye offers primary and second schooling, leisure facilities and a wide selection of shops and a vibrant local community with a focus on the arts. The town hosts the annual Rye Arts Festival and Jazz Festival, and is home to a cinema and arts centre. Rye also provides local train services to Eastbourne and Ashford, with high-speed rail links from Ashford International to London St Pancras in just 37 minutes. The nearby coastline offers outstanding natural beauty, with the dramatic dunes and sandy beach at Camber is only about six miles from Rye. The unique, distinctive and very beautiful Romney Marsh landscape and picturesque coastline offers many opportunities for walking, cycling and watersports

103A HIGH STREET, RYE, EAST SUSSEX TN31 7JN
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The accommodation comprises the following with approximate dimensions : **HALLWAY** Accessed via a communal entrance hall, the property opens into a welcoming hallway featuring a built-in storage cupboard and doors leading to :

SITTING / DINING ROOM 15' 8" x 14' A bright and spacious sitting room benefitting from a large double-glazed window to the front, allowing for ample natural light. Space for table and chairs.

KITCHEN 10' 0" x 10'. Accessed from the hallway, the kitchen is well-appointed with a range of modern wall and base units with work surfaces incorporating an inset sink. Appliances include a gas hob with extractor hood above, built-in electric oven, microwave, dishwasher, fridge/freezer, washing

machine, and integrated bin. A window overlooks the rear.

BEDROOM 1 12' 0" x 14'0. A generous double bedroom with a double-glazed window to the front and direct access to **En-Suite Shower Room** comprising a tiled shower enclosure with fitted shower, low-level WC, and wash hand basin.

BEDROOM 2 12' 0" x 10'. A further double bedroom featuring a double-glazed window to the rear.

BATHROOM This luxurious bathroom features a double-glazed window to the rear, is fitted with a freestanding claw-foot bath, low-level WC, and wash hand basin. Finished with contrasting panelled walls and inset ceiling spotlights.

OUTSIDE The property enjoys access to a communal lawned garden located to the front of the building. The Garage is adjacent to the building with up and over door.

Tenure : Leasehold.

Length of Lease : 98 years remaining

Annual Service Charge : £1,200.00

Ground Rent : to be advised

EPC : C

LOCAL AUTHORITY Rother District Council.



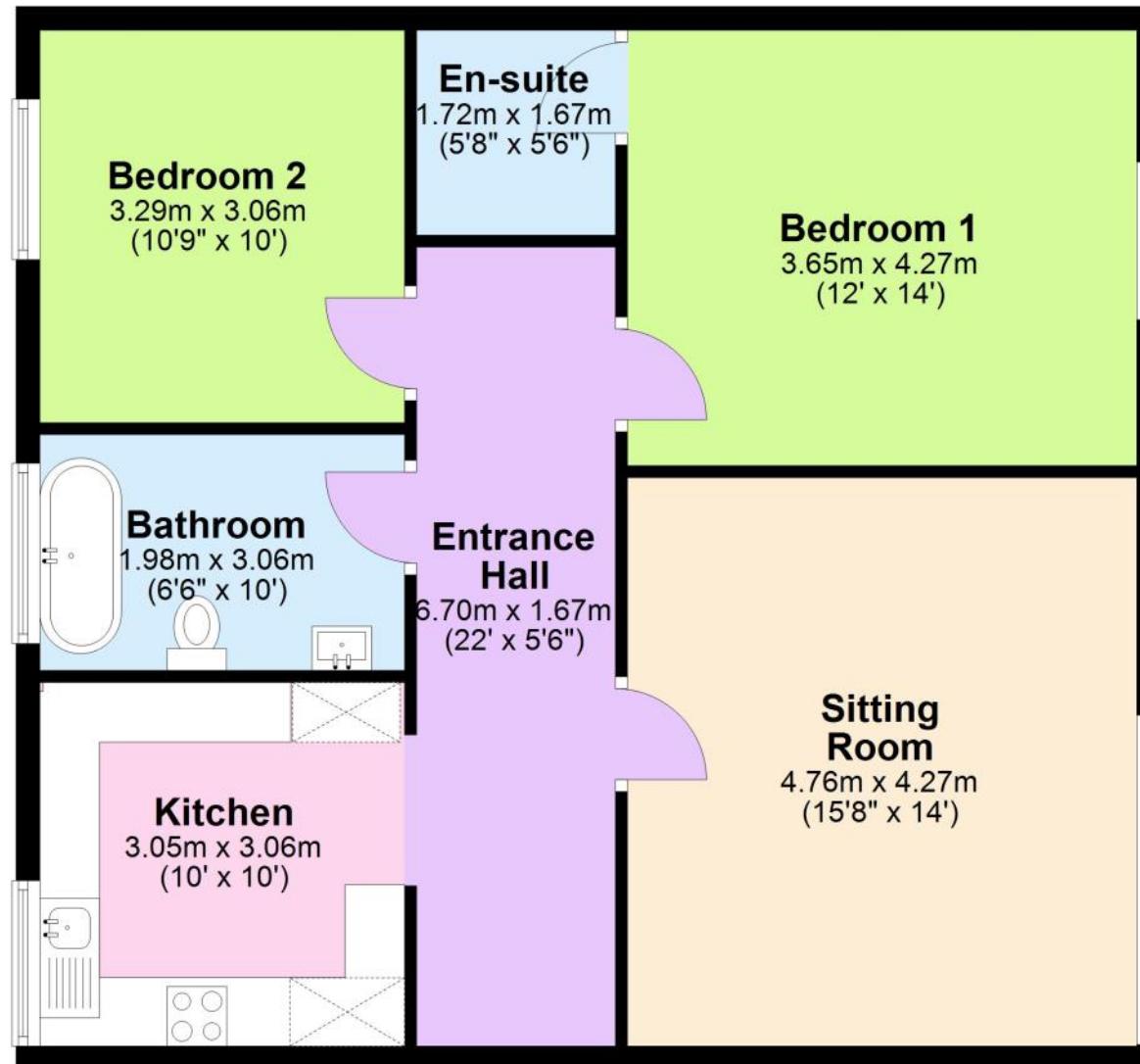
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Ground Floor

Approx. 78.2 sq. metres (842.1 sq. feet)



Total area: approx. 78.2 sq. metres (842.1 sq. feet)

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