



10 ROCK CHANNEL QUAY, RYE, EAST SUSSEX
TN31 7DL

ANDERSON
 HACKING

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GUIDE PRICE £665,000

A unique opportunity to purchase a 4 bedroom attached house with its own large private quay side offering the opportunity to moor your own boat next to your home, situated in a quiet south facing position on the edge of Rye overlooking the River Brede Rock Channel and views beyond.

- Entrance Hallway
- Living Room
- Dining Room
- Conservatory
- Kitchen / Utility Room
- Cloakroom / WC
- Integral Garage
- Private Quayside
- Master Bedroom with Ensuite Bathroom /WC
- 3 Further Double Bedrooms
- Shower Room /WC
- Undercroft cellar room
- Private Garden
- 2 x Off Street Parking Spaces
- Quiet Location

Description: 10 Rock Channel Quay is a unique house set in a quiet position on the edge of Rye with its own private mooring quay side providing the opportunity to moor a number of boats along side the house.

The property we believe dates back to the mid to late 1980's and is of brick and block construction with predominantly brick elevations with the exception of the southern elevation which is brick on the ground floor and then composite weather board on the first and second floor elevations, a mix of UPVC double glazed and timber casement glazed windows all beneath a pitched tiled roof.

The property is accessed from a private brick paved road at the end of Rock Channel Quay which provides access to a parking space to the side of the property and also access to further parking space and access to an integral garage.

The property accommodation provides versatile accommodation arranged over four split level floors. On the ground floor is an entrance hall off which is a ground floor cloakroom/WC, an inner hallway, providing access to a kitchen with a range of wall and base white units with laminate worktops, stainless steel sink and drainer, gas hob with extractor above, electric oven, built in microwave, integral fridge and a space for a dishwasher.







A connecting arch leads from the kitchen into the utility area where there are further wooden units with wood worktops, butlers sink and space and plumbing for a washing machine, as well as connecting door leading into the garage. A glazed door leads from the kitchen into a dining room which is also accessed from the hallway and which opens at the end into a conservatory which enjoys French doors opening out to the garden.

Stairs ascend from the hallway to a half landing and access into the living room with gas feature fireplace and large sliding glazed windows that open onto a large south facing balcony overlooking Rock Channel and beyond. Further stairs lead from the half landing to the first-floor landing off which is a family shower room /WC, a double bedroom with double aspect windows and built in wardrobe, and a larger double bedroom suite with bedroom area with rear facing window and built in wardrobe and a second day area with Velux window overlooking the garden. The stairs continue to a further split level landing off which is master bedroom with south facing double windows, large walk-in wardrobe and ensuite bathroom with panel bath, bidet, boxed in cistern WC and washbasin with vanity unit below. A final staircase leads from the split landing up to a second floor further bedroom which is currently being used as home office with large Velux window looking out over the garden and Quay side beyond.



Externally the property benefits from two parking spaces at the front of the house while on the north side is a shared paved path providing access to a garden gate that opens into the rear garden that is predominantly laid to lawn with surrounding flower beds. A paved seating area is accessed from the conservatory and wraps around the rear of the house to the side gate and a timber garden store shed. On the south side of the house is gravel quay side which provides access to a under house storeroom / workshop which has a flood defence retaining wall in front and a metal flood defence door. (this room can be flooded during exceptional high tides).



Along the southside of the property is a gravel quay side which runs from in front of 10 Rock Channel Quay and along to the end of The Boathouse block of flats which provides approximately 85 meters (278 ft.) of Quay side which has potential to moor up to 8 or 9 boats along the quay.





Schools: There are a number of highly regarded schools in the area include; Vinehall Marlborough House, Claremont, St Ronan's, Buckswood, Benenden and Cranbrook. Rye's state primary and secondary schools are within half a mile.

Situation: 10 Rock Channel Quay is situated just 5 mins walk from the ancient Cinque Ports town of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The historic Old Town of Hastings is 16 miles away with its seafront and promenade, whilst inland are the market town of Tenterden with its tree lined high street and Ashford with its large Arthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

Travel and Transport: Rye train station, half a mile away, offers direct links to the high-speed service from Ashford to London St. Pancras (37 minutes), and link to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.





General Information:

Services: Mains Water, Main Drainage, Mains Electricity, Mains Gas Central Heating

Broadband Speed: Up to 1600 Mbps (source Uswitch)

Mobile Coverage: 4G EE, 3, O2, Vodafone

Council Tax: Band F

Local Authority: Rother District Council: Tel 01424 787000

Tenure: Freehold

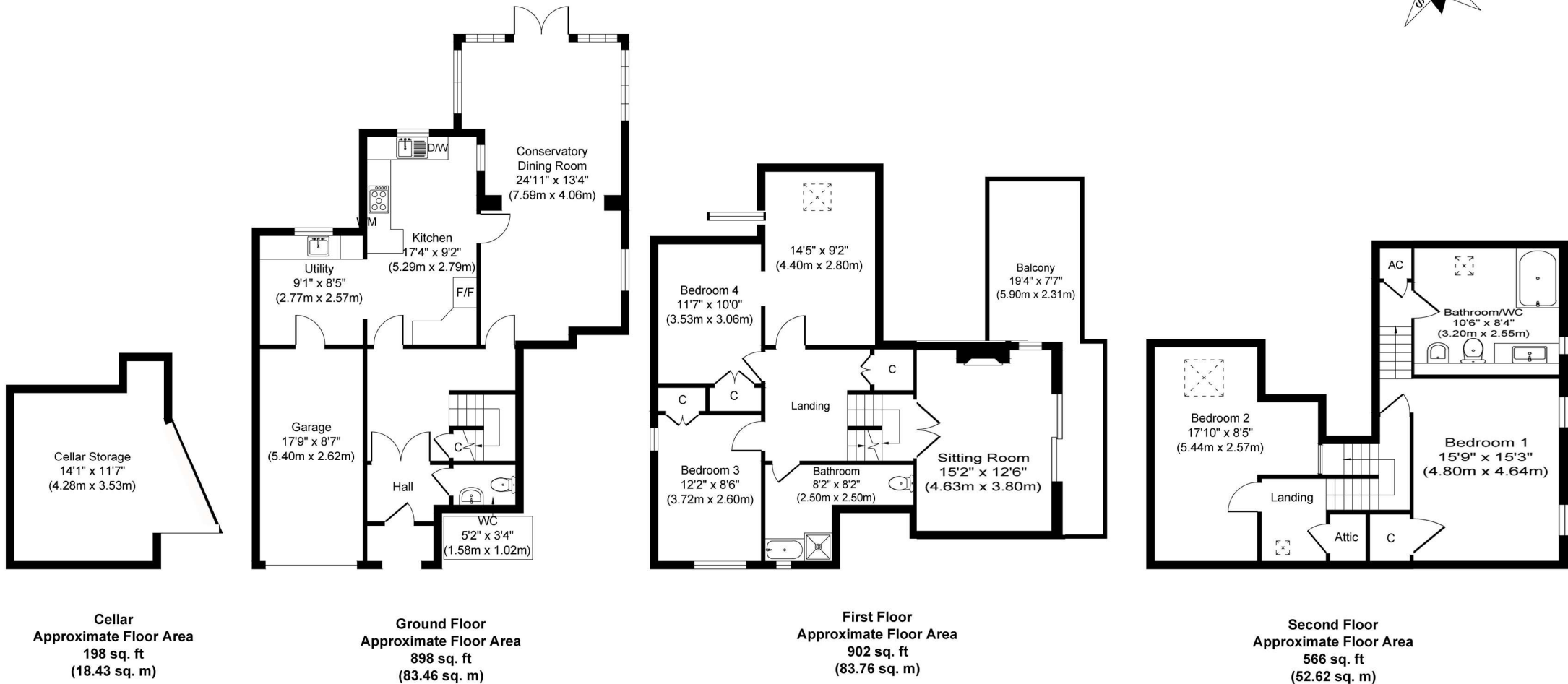
Ground Rent For Quayside: £1650 per annum

Service Charge: £200 per annum contribution to communal maintenance

Viewing: Strictly by appointment with Anderson Hacking

Directions: From Cinque Ports Street proceed west along Cinque Ports Street and Wish Street until the Kettle of Fish Roundabout. Turn left onto the A259 and proceed for 200 metres before turning right into St Margaret's Terrace. Proceed along St Margaret's Terrace which then turns into Rock Channel Quay and proceed to end where 10 Rock Channel Quay will be found.

Approximate Gross Internal Floor Area 2,564 sq.ft. / 238.27 sq.m.



Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: April 2026 Photographs Dated: April 2026

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