



**Flat 8, Telford Court,
Eagle Road, Rye, East Sussex TN31 7NB**

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Guide Price : £225,000

Two Double Bedroom Apartment with allocated parking which is positioned in the centre of the town of Rye which is known for its rich history offering a mix of historical attractions and bespoke shops.

Positioned in the heart of Rye Town this spacious apartment has everything Rye has to offer within reach along with spacious living accommodation and an allocated parking space.

These purpose built apartments are located on Eagle Road and are accessed through a communal doorway. Stairs then lead to the first floor where you enter this property into the central hallway. To the right is a spacious dual aspect living area looking out to the side & rear. The kitchen is to the rear in the middle of the apartment with a range of base and eye level units and window looking to the rear. The bathroom offers a bathtub, wash hand basin, w.c and tiled splash backs. To the other side of the hall are two double bedrooms offering a side and rear aspect. Outside is a parking area providing an allocated space for this property.

The property is situated in the heart of the Ancient Cinque Port town of Rye on the South Coast and is conveniently set within the town centre with the railway station also within walking distance offering links to Ashford, London, Hastings & Brighton.

The town offers a wide range of daily amenities to include the bustling high street where there is an array of bespoke stores, coffee houses, eateries and galleries. The town also offers a supermarket, primary and secondary schooling, sports centre and indoor swimming pool.

WarnerGray, 103a High Street, Rye, East Sussex TN31 7JN
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- Spacious two double bedroom first floor apartment
- Large dual-aspect sitting room 16'1 x 14'10
- Popular central location in this historic cinque port town of Rye
- Easy access to the array of shops, eateries, galleries and coffee houses
- Station with services to Eastbourne / Brighton and to Ashford
- There are many good walks and leisure activities to pursue in the area
- Allocated parking space
- No onward chain.

The property is leasehold with approximately 63 years remaining. We understand from the owner that there is an option with this property to be purchased with a share of the Freehold and a renewed lease term upon completion.

Living Room 16'1 x 14'10. Kitchen 10'7 x 7'8.

Bathroom 7'6 x 5'10. Bedroom 13'0 x 11'3.

Bedroom 11'3 x 11'1.

Services : Mains water, electricity and mains gas. EPC C

Gas central heating. Local Authority : Rother District Council.

Service Charge : £1,000 per annum including ground rent





Ground Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.