

PHILLIPS & STUBBS

17 THE BOAT HOUSE
ROCK CHANNEL QUAY
RYE
EAST SUSSEX
TN31 7DQ



Price Guide: £195,000 Leasehold (and share of freehold)

A MODERN GROUND FLOOR APARTMENT WITH OPEN PLAN LIVING ACCOMMODATION TO TAKE ADVANTAGE OF THE VIEWS FORMING PART OF A PRIVATE WATERSIDE RESIDENTIAL DEVELOPMENT OVERLOOKING AND FRONTING ONTO THE RIVER BREDE.

HALL | OPEN PLAN LIVING ROOM, DINING AREA & KITCHEN WITH VERANDA & TERRACE| TWO BEDROOMS | BATHROOM | DOUBLE GLAZING | BASEMENT STORE | GAS CENTRAL HEATING | ALLOCATED PARKING | MOORINGS AVAILABLE BY SEPARATE ARRANGEMENT

The property forms part of a mixed private waterside development comprising mews style houses and flats abutting the River Brede. The development is located in an area adjacent to the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Festival is held annually. From



the town there are local train services to Brighton and to Ashford with connections to London and to Paris/Lille/Brussels via the Channel Tunnel. A high speed service between London St. Pancras and Ashford has been introduced, reducing the journey time to about 37 minutes. The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. Sporting facilities in the area include golf at Rye, Cooden and Hastings, many fine countryside and coastal walks and sailing from Rock Channel Quay, Rye where it is understood that moorings are available - for further details contact Phillips Boatyard - 01797 224479.

A ground floor flat forming one of eighteen units in a purpose-built block built in the early 1990s of mixed brick and weatherboard clad upper external elevations under a pitched tiled roof. The flat benefits from double glazed windows and an allocated off road parking space.

Lease details: Term: 999 years from September 1991 with a peppercorn rent. A 1/18 share of the freehold of The Boathouse building transfers with the sale of the property. Currently there is a monthly charge of £55.00 per month which includes water, insurance, maintenance and management costs. Council Tax Band B: 1.4.2011 - 31.3.2012 £1248.20. The property may be subject to additional outgoing and restrictive covenants and all interested parties are therefore strongly advised before proceeding to inspect the lease, a copy of which is available for inspection at our Rye Office.

The property is approached via a short flight of external steps leading to a double glazed front door, with matching side panel, opening into a hall with a storage cupboard housing a wall mounted gas combi boiler.

The main open plan living space is double aspect and enjoys fabulous views both ways along the river and across the marsh to Rye Harbour. The kitchen area comprises a range of base units including cupboards and



drawers beneath work surfaces with a breakfast bar, inset stainless steel sink and drainer, an inset stainless steel 4 burner gas hob and built in oven, below counter space for a fridge and a freezer, together with a range of matching wall mounted storage cupboards. The remainder of the living space is used as a combined dining room and sitting room with full height windows overlooking the river and a glazed sliding door leading out onto a terrace and paved veranda which extends the width of the apartment..

Bedroom 1 overlooks the river and has a range of fitted wardrobe cupboards to one wall. The Jack and Jill bathroom has a tiled floor and modern fittings comprising a matchboard panelled bath with a fixed period style shower attachment and glazed shower screen, a pedestal wash basin and a close coupled wc.

Bedroom 2 is of an irregular shape and has an internal mullion window.

