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 outgoings 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



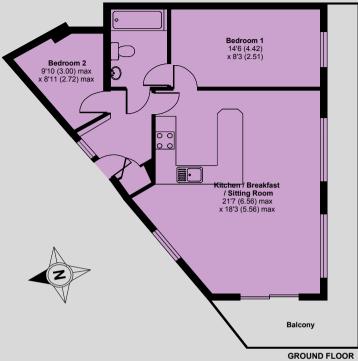
drawers beneath work surfaces with a breakfast bar, inset stainless steel sink and drainer, an inset stainless steel 4 burner gas hob and built in oven, below counter space for a fridge and a freezer, together with a range of matching wall mounted storage cupboards. The remainder of the living space 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 I 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 fitments 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.

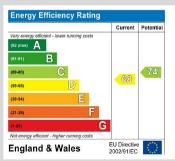
The Boathouse, Rock Channel Quay, Rye, East Sussex, TN31

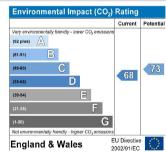
APPROX. GROSS INTERNAL FLOOR AREA 628 SQFT / 58.3 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Philips & Stubbs and no guarantee as to their operating ability or their efficiency can be given

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Outside: Beneath the Boathouse building there is a lockable store 17' x 10'9 approx for bicycles, sailing gear etc. with light and power and space for a washing machine. To the front of the property is a walled communal parking area providing an allocated parking space, together with additional visitor parking.

Directions: From our office in Cinque Ports Street, Rye continue along and proceed into Wish Street. At the junction with the A259, turn left at the roundabout and continue along Stand Quay with the river on your right. Just before South Undercliff Terrace, turn right into St Margaret's Terrace and proceed along this private, unadopted road passing the Rye Auction Galleries. Continue along and the Boathouse development will be found on the right hand side. No.17 is at the far right hand end as viewed from the parking area.

Local Authority: Rother District Council Viewing: Strictly by apointment

Important notice I. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Descriptions of the property are subjective and are used as an opinion not a statement of fact. These particulars do not form part of any offer or contract. 2. Any areas, measurements or distances are approximate 3. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 4. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. 5. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 6. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. 7. A wide angle lens has been used in the photography.