

PHILLIPS & STUBBS



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COUNTRY



Situated in the Rock Channel area of the Ancient Town and Cinque Port of Rye, this apartment boasts stunning views over the river Brede and fields beyond. The tidal river produces an ever-changing view and an abundance of wildlife. Rye is renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has an extensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford International from where there are high speed services to London St. Pancras (37 minutes).

As one of only two significantly larger properties in the block (up to twice the available area of the other apartments). This represents a rare opportunity to purchase a spacious riverside apartment with allocated parking, close to the centre of Rye. The property is located in an early 1990's purpose built development of 18 units constructed with a mix of brick and upper level weatherboard cladding under a pitched tiled roof and benefitting from the recent installation of high performance double glazed windows. The property also boasts a wraparound terrace and a large basement workshop/storage area with power, water and drainage.

No.17 is currently run as a successful holiday let business and is available fully furnished.

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 £85.00 plus water which includes insurance, maintenance and management costs.

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 triple aspect and enjoys fabulous views both ways along the river and across the marsh towards Rye Harbour. The kitchen area comprises a range of cabinets including base cupboards and drawers beneath work surfaces with a breakfast bar, an undermounted stainless steel sink and drainer with a mixer tap, an inset stainless steel 4 burner gas hob and built in gas oven, below counter 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 with a matching side panel leading out to a west facing terrace and a paved south facing river front veranda with a stainless steel and glass balustrade which extends the length of the apartment.

Bedroom 1 overlooks the river and has a range of fitted wardrobe cupboards to one wall. The fully tiled Jack and Jill shower room has contemporary fittings comprising a large walk-in rain shower, a close coupled wc and a wash basin with a vanity cupboard. Bedroom 2 is of an irregular shape and has an internal mullion window.

Outside: To the front of the property is a walled communal parking area providing an allocated parking space, together with four additional visitor parking spaces. Beneath the Boathouse building there is a private lockable store 17' x 10'9 for cycles, sailing gear etc. with light and power. In addition, there is a common area with and space and plumbing for a washing machine for No.17.

Guide price: £375,000 Long lease (999 years). Share of freehold

17 The Boathouse, Rock Channel, Rye, East Sussex TN31 7DQ



A riverside, two bedroom ground floor apartment, with wraparound terrace overlooking and fronting the river Brede. with open plan living accommodation to take advantage of the views, forming part of a private waterside residential development

- Hall
- Open plan living room, dining area & kitchen/breakfast room with south and west facing veranda & terrace
- Two bedrooms
- Shower room
- Double glazing
- Gas central heating
- EPC rating C
- Basement store
- Allocated parking
- Moorings available by separate arrangement



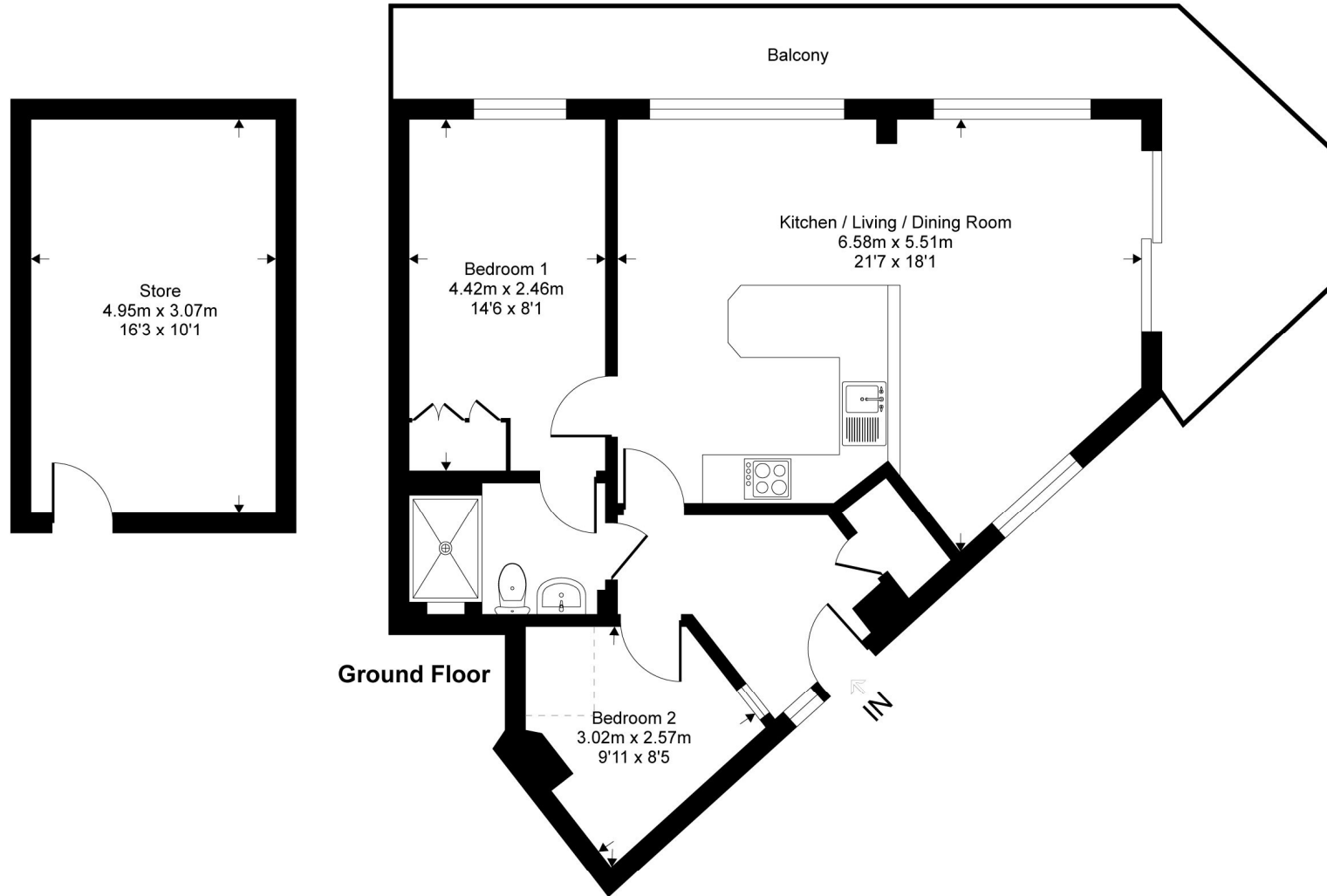
Directions; From our office in Cinque Ports Street, proceed south and at the roundabout turn left onto the Strand Quay. After approximately 100 yards turn right into St Margaret's Terrace. Proceed along this private, unadopted road and the Boathouse development will be found on the right-hand side. No.17 is at the far-right hand end as viewed from the parking area.

Local Authority: Rother District Council. Council Tax Band B
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK



The Boathouse

Approximate Gross Internal Area = 60 sq m / 645 sq ft
Approximate Outbuilding Internal Area = 15 sq m / 164 sq ft
Approximate Total Internal Area = 75 sq m / 809 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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