

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Overlooking the River Brede in the Rock Channel area of the Ancient Town and Cinque Port. Rye is renowned for its historical associations, medieval fortifications and fine period architecture. 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 Arts Festival and Rye International Jazz Festival are both held annually and a two-screen cinema complex is located 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).

A ground floor flat forming one of eighteen units in a purpose-built block. The buildings external elevations are of mixed brick and weatherboard clad external elevations under a pitched tiled roof.

**Lease term** 999 years from 25<sup>th</sup> September 1991.

The flat also owns a 1/18<sup>th</sup> share of the Freehold.

**Service charge** - £1020 per annum (includes buildings insurance and maintenance contribution). **Ground Rent** - £85 per annum.

Access to Flat 11 is via the front (facing the river) of the building with steps up to a raised area of decking. A glazed door leads into an **open plan living room and kitchen area** with full height windows providing views over the river. The **kitchen area** is fitted with all-white base and wall mounted cabinets, an inset 4 burner gas hob with electric oven under and filter hood over, as inset sink and space for a fridge/freezer.

Five steps lead down to the bedroom and bathroom.

**Double bedroom** with window to rear, built in cupboard housing gas fired boiler. **Bathroom** comprising panelled bath with shower attachment over, pedestal wash hand basin and low level w.c.

**Outside:** To the front there is a raised area of decking which provides an outdoor seating area overlooking the river. At lower ground floor level, each flat has a **lockable store room** 12'1 x 5'10 with light, power and plumbing for a washing machine. To the rear is the main parking area, where each flat has an allocated space.

**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, carry straight on following the road round to the left where the car park entrance to the Boat House flats will be found down on the right hand side.

Local Authority: Rother District Council. Council Tax Band A  
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Price guide: £249,950 long leasehold (to include share of the freehold)

11 The Boathouse, Rock Channel Quay, Rye TN31 7DQ



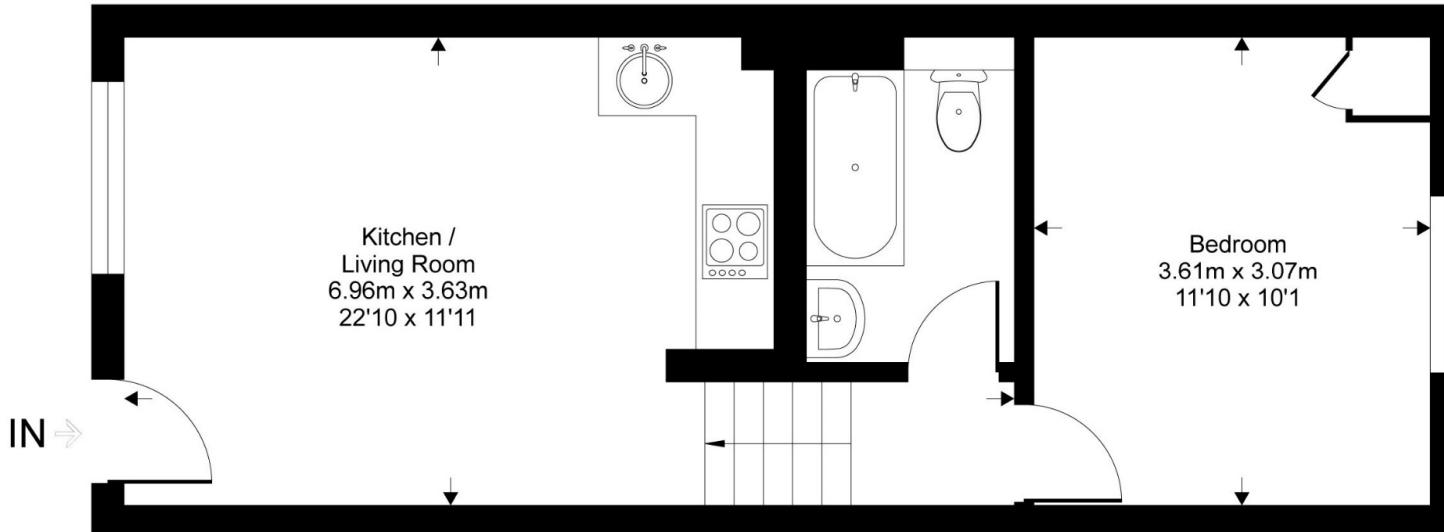
A modern purpose built ground floor apartment forming part of a private waterside residential development overlooking and fronting the River Brede with far reaching views beyond.

- Open plan living room with kitchen area overlooking the river
- Double bedroom
- Bathroom
- Double glazing
- Gas central heating
- Raised decked seating area
- Allocated parking space
- Lower ground floor storeroom
- EPC rating C



# The Boathouse

Approximate Gross Internal Area = 44 sq m / 478 sq ft



**Ground Floor**

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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