

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated within half a mile of the centre of the Ancient Town and Cinque Port of Rye, 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 Festival is held annually. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (37 minutes) and the Continent via Eurostar. Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15 mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

A modern purpose built ground floor apartment forming one of four in a building presenting brick and weatherboard clad external elevations set with double glazed windows beneath a mono-pitch roof.

**Lease Details:** Term 150 years from January 1973.

Ground rent: £20 per annum.

Service charge £80 per calendar month include the weekly cleaning of common parts, communal electricity and building insurance.

No holiday lets allowed.

Steps lead up to an entrance door with an entry system leading into a communal hall where the private front door leads into a hallway having a built in double cupboard, additional cupboard housing the hot water tank.

Living room with a full height window to the front.

Kitchen fitted with a range of base and wall mounted units incorporating a 4 ring gas hob with oven under and extractor fan over, space and plumbing for a dishwasher and fridge, window to rear, wall mounted gas fired boiler.

Bedroom 1 having window to front. Built in double wardrobe with dressing table.

Bedroom 2 having window to rear. Built in double wardrobe with dressing table.

Bathroom comprising panelled bath with separate shower unit over, w.c and wash hand basin. Window to rear.

**Outside:** To the left hand side of the property there is a block of three garages, Flat 2 owns the right hand garage, there is also a hardstanding in front of the garage providing additional parking.

**Directions:** Leave Rye on the A268 and at the base of Rye Hill turn right into Military Road, signposted Appledore. The property will then be seen on the left hand side just before the turning to North Salts.

Price guide: £245,000 Leasehold

Flat 2 Cliff Court, Military Road, Rye, East Sussex TN31 7NX

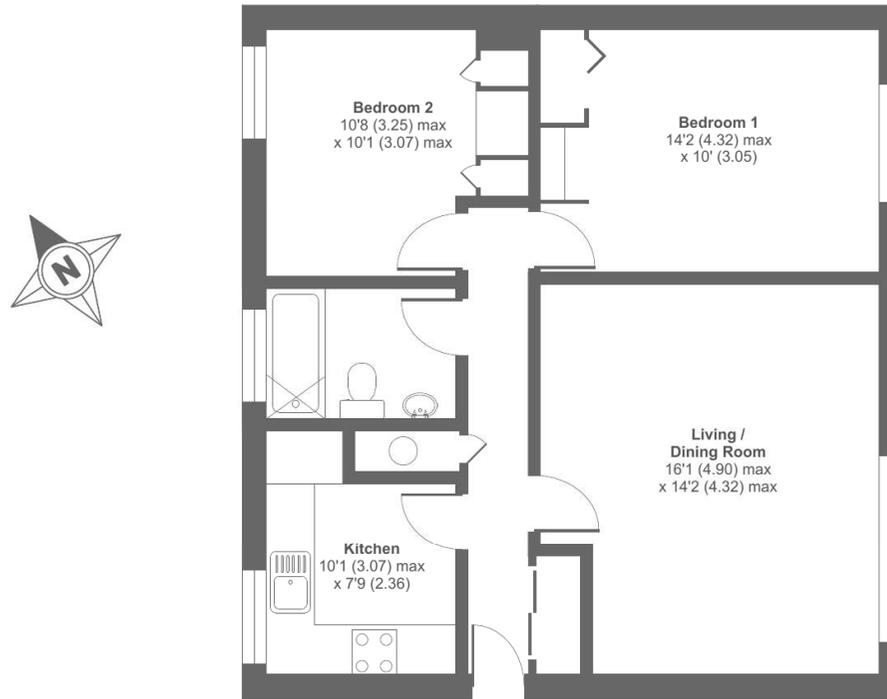


A modern purpose built ground floor two bedroom apartment located on the residential outskirts of the Ancient Town and Cinque Port of Rye with garage and off road parking.

- Communal hall • Private entrance hall • Living/dining room • Kitchen • 2 double bedrooms • Bathroom
- Gas heating • EPC rating C • Single garage and off road parking

Approximate Area = 671 sq ft / 62.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



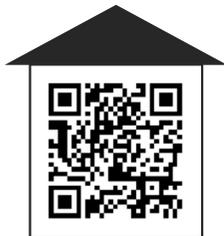
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Phillips & Stubbs. REF: 806618

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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