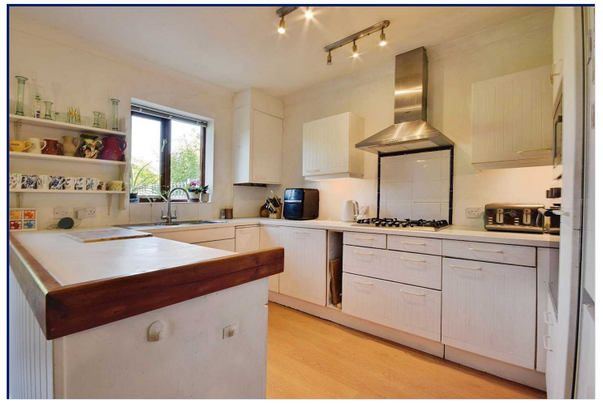


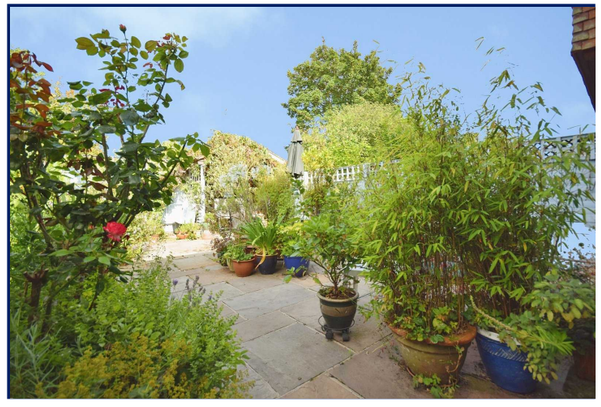














Rock Channel Quay, Rye, East Sussex, TN31

Asking Price: £499,950
Freehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £499,950 Freehold

Council Tax Band: E
EPC Rating: C

Description
Offered for sale CHAIN FREE - A deceptively spacious three-storey mews home in an enviable waterside setting, moments from historic Rye.Tucked within a popular quayside development, this stylish modern home blends generous living space with views across the town and is within easy reach of the Rye town centre.

Stepping inside via an enclosed porch A welcoming entrance hall sets the tone, leading through to a further inner reception style hallway that leads into superb open-plan kitchen/dining/family room which is the heart of the home and enjoys direct views and access onto the attractive rear garden at the rear. This ground floor also offers a fourth bedroom/study and a useful cloakroom w.c. and internal access to the integral garage.

Upstairs, to the first floor a beautifully proportioned L-shaped reception room makes for a great living room and opens onto a private balcony with views whilst enjoying plenty of direct sunlight, perfect for evening drinks as the light fades. The principal bedroom is well appointed with views to the rear and is complimented with en-suite bathroom that completes this first floor.

The second floor delivers two further double bedrooms and a bath/shower room and all second floor rooms enjoying elevated views across rooftops, countryside, and the quayside beyond.

The property is offered for sale with double glazing, gas central heating and high speed internet.

Outside, a private driveway provides off-street parking to the integral garage, while the rear garden is beautifully stocked, enjoying privacy and is laid with Indian sandstone offers a peaceful spot to relax and the garden really compliments the property.

Location
Rock Channel Quay is a sought-after riverside development on the edge of the Ancient Town of Rye, with views across the River Brede towards open fields beyond. The tidal river brings a constantly changing outlook and plenty of birdlife, giving this spot a real sense of space and calm just a few minutes' walk from the town centre.

Rye itself needs little introduction: cobbled streets, timber-framed buildings and centuries of history as one of the original Cinque Ports, alongside an excellent range of independent shops, restaurants and galleries. The town has a strong creative community, with the annual Rye Arts Festival and Rye International Jazz Festival, plus a two-screen cinema on Lion Street.

For commuters, Rye station offers direct services to Ashford International, connecting to High Speed trains reaching London St Pancras in as little as 37 minutes, as well as services towards Hastings and Eastbourne.

Entrance Porch

Entrance Hall
16' x 7' (4.88m x 2.13m)

Cloakroom W.C

Bedroom Four/Study
9' x 6' (2.74m x 1.83m)

Family Room/Kitchen-Diner
18'9" (5.72) narrwoing to 12 x 17' (5.18) narrowing to 9'3" (2.82)

First Floor Landing

Living Room
17'1" (5.2) x 14'2" (4.32) narrowing to 9'6" (2.9)

Balcony
13'6" x 5' (4.11m x 1.52m)

Bedroom One
17'2" x 11'9" (5.23m x 3.58m)

En-Suite Bathroom
9'3" x 6'5" (2.82m x 1.96m)

Second Floor Landing

Bedroom Two
11'7" x 10'1" (3.53m x 3.07m)



For full EPC please contact the branch.

Bedroom Three
11'7" x 10'1" (3.53m x 3.07m)

Walk in Cupboard
6'6" x 4'7" (1.98m x 1.4m)

Bathroom W.C
6'5" x 6'5" (1.96m x 1.96m)

Driveway
Parking for one car

Garage
16'9" x 9'4" (5.1m x 2.84m)

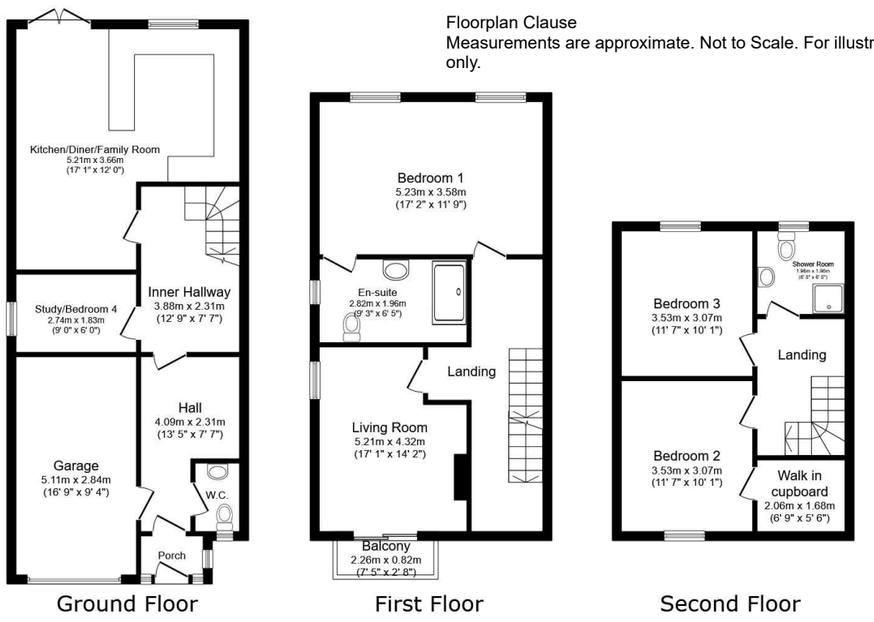
Rear Garden

Freehold

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All Measurements are Approximate. Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 155.4 sq.m. (1,672 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Other important information which you will need to know about this property can be found at reedsrains.co.uk