



**13 The Boathouse,  
Rock Channel Quay, Rye, East Sussex TN31 7DQ**

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Price Guide : £235,000**

**Riverside Apartment offering views towards the countryside across the River Brede, with private outdoor decked terrace and within walking distance to the centre of Rye.**

**Set in the popular location of Rock Channel Quay this well-presented ground floor apartment provides the ideal spot to enjoy peaceful views whilst benefiting from everything the town has on offer.**

**The property offers the rare opportunity of providing access from the riverside and private carpark. The spacious open plan living area provides an extensive light coloured modern fitted kitchen along with seating area offering views through the floor to ceiling windows out to the terrace and beyond. You are then led through the hallway and down slightly to the fitted shower room and double bedroom with built-in wardrobe space and a door leading out to the allocated parking space.**

**The decked terrace is a fabulous feature providing the perfect outdoor space with glass balustrades allowing for uninterrupted views over the River Brede towards the countryside.**

**There is an allocated parking space and useful storage locker accessed below the decked area.**

**Viewing by appointment through WarnerGray 01797 290050**

**WarnerGray, 103a High Street, Rye, East Sussex TN31 7JN  
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**SITUATION** Rock Channel Quay is on the edge of Rye Town and within walking distance to the famous cobbled streets and historic buildings in an area known for its excellent selection of galleries, antique shops, bespoke retail outlets, ancient public houses and fine eateries, making it the ideal travel location.

In addition to its charm Rye offers primary and second schooling, leisure facilities and a wide selection of shops and a vibrant local community with a focus on the arts. The town hosts the annual Rye Arts Festival and Jazz Festival, and is home to a cinema and arts centre. Rye also provides local train services to Eastbourne and Ashford, with high-speed rail links from Ashford International to London St Pancras in just 37 minutes.

The nearby coastline offers outstanding natural beauty, with the dramatic dunes and sandy beach at Camber is only about six miles from Rye. The unique, distinctive and very beautiful Romney Marsh landscape and picturesque coastline offers many opportunities for walking, cycling and watersports.

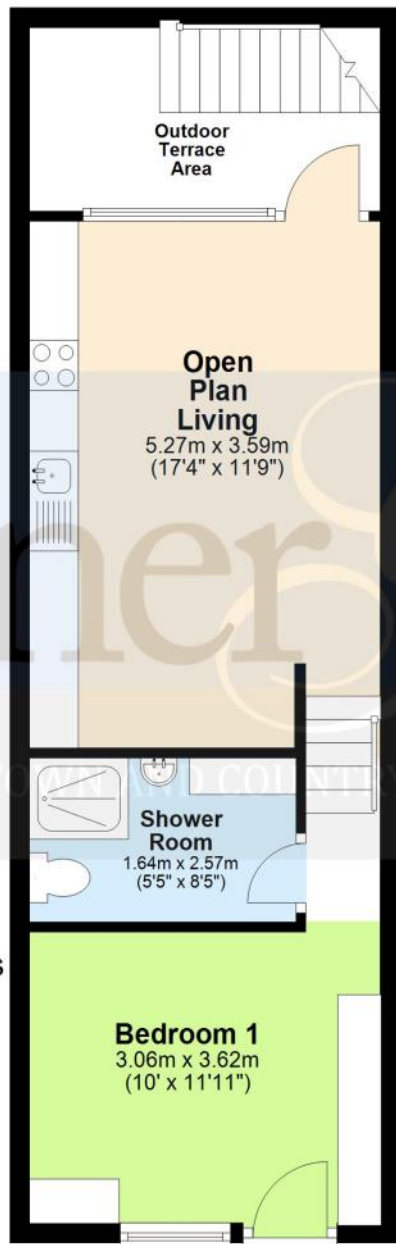
Open Living Space Sitting Room / Dining Room / Kitchen: 17'3 x 11'9  
Shower Room: 8'5 x 5'5  
Bedroom: 11'11 x 10'0.  
Outside Decked Terrace Area  
Allocated parking space

Leasehold: 999 years from September 1991 with a peppercorn rent.  
1 / 18 share of the freehold of The Boathouse building transfers with the sale of the property.  
Maintenance Charges : £85 a month plus £16.65 per month for water supply and water water.  
Central Heating : Gas central heating  
Please Note : The above is to be confirmed via solicitors.  
EPC Rating : C  
Local Authority : Rother District Council

**Viewing through WarnerGray 01797 290050 email : [rye@warnergray.co.uk](mailto:rye@warnergray.co.uk)**



**Ground Floor**  
Approx. 36.4 sq. metres (391.6 sq. feet)  
(excluding Outdoor Terrace Area)



Total area: approx. 36.4 sq. metres  
(391.6 sq. feet)



The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.

