PHILLIPS & STUBBS



coastal + COUNTRY







£900 Per Month

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







A newly refurbished, unfurnished one bedroom first floor apartment forming part of this riverside development on the outskirts of Rye. The property benefits from a double bedroom, bathroom with shower, open plan living room / kitchen with juliet style balcony and views across the river and onwards over the marsh. Allocated parking space. Additional storage area in lower ground floor locker and large loft available for further storage. Offered to the market on an unfurnished basis and available from January 2027.. One parking space. Household Income required: £29,700pa

• One Bedroom Riverside Apartment • Fully Refurbished Throughout • Open Plan Kitchen / Living Room • Parking And Outside Storage • Available January 2025 • EPC: C. Council Tax Band A

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:
Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk