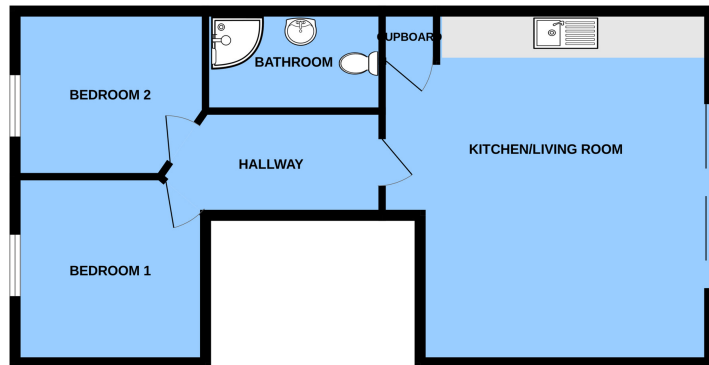
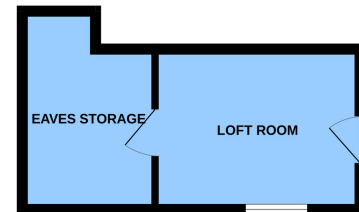


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Apartment 2, The Gateway Fishmarket Road, Rye TN31 7LP

**£315,000 leasehold share of freehold**

A wonderful opportunity to purchase a recently built two bedroom first floor purpose built apartment with a stunning vaulted open plan kitchen/living room, a large railing enclosed balcony and the benefit of a high specification throughout, all located within the Cinque Ports Conservation Area of Rye.

Brand New Apartment  
 Cinque Ports  
 Conservation Area

2 Bedrooms  
 Share of Freehold

Open Plan Kitchen/Living  
 Area  
 Allocated Parking

Balcony  
 10 Year ICW Warranty



## Description

Viewing is essential to appreciate this recently constructed purpose built two bedroom apartment that is located on the first floor and benefits for a railing enclosed balcony to the rear and attractive views from both bedrooms. The accommodation is laid out around a reception hall with herringbone flooring that extends into the vaulted open plan kitchen/living room which is fitted with a luxurious kitchen with integrated appliances. From the kitchen wide bi-fold doors open onto the balcony and a ladder giving access to a large storage area that is fully carpeted with power and light. The shower room is fully tiled and both bedrooms enjoy an attractive outlook. With video entry, a brand new 999 year lease, an allocated parking space and a share of the freehold, viewing is highly recommended.

## Directions

Proceed in to Rye on the B2089 Udimore Road follow the one way system into Cinque Ports Street and continue round turning right into Fishmarket Road, turning left into the car park which is directly opposite the Gateway development, proceed under the archway where the communal entrance door will be found.

What3Words://////intervals.humble.hairstyle

## THE ACCOMMODATION COMPRISES

A communal entrance with communal stairs leading up to a private door to

## RECEPTION HALL

11' 6" x 3' 3" (3.51m x 0.99m) with herringbone flooring and video entry.

## OPEN PLAN KITCHEN/LIVING ROOM

17' 2" x 16' 5" (5.23m x 5.00m) with bi-fold doors opening to a railing enclosed balcony, an impressive 14' 4" vaulted ceiling with Velux window, herringbone flooring, access to a large storage cupboard and fitted with a range of contemporary base and wall mounted kitchen units incorporating cupboards and drawers with integrated fridge/freezer, fitted oven and microwave. There is a large area of quartz working surface incorporating a 4 ring hob with extractor fan above and a stainless steel sink with mixer tap and etched drainer. A separate cupboard houses the fuse board with space and plumbing for washing machine.



## SHOWER ROOM

8' 3" x 3' 8" (2.51m x 1.12m) fully tiled with recessed lighting, extractor fan and fitted with a vanity sink unit with mixer tap and mirror above, concealed cistern wc and a large wet room shower area with glazed screen, fixed and hand held shower heads.



## BEDROOM

9' 10" x 9' 1" (3.00m x 2.77m) with window taking in views.

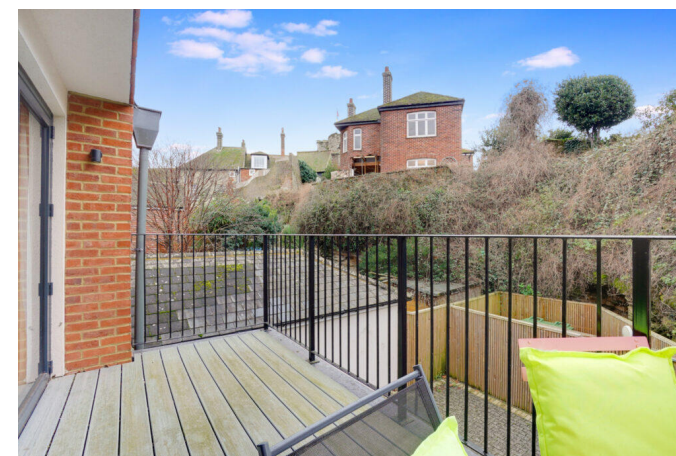
## BEDROOM

8' 1" x 7' 0" (2.46m x 2.13m) with window taking in views, cupboard with hanging rail and shelving with drawer below.



## RAILING ENCLOSED BALCONY

12' 0" x 6' 6" (3.66m x 1.98m)



## LOFT AREA

11' 0" x 9' 7" (3.35m x 2.92m) accessed via a pull down ladder, plastered and painted with power points, carpets and further double doors opening to an

## ATTIC STORE

10' 3" x 6' 10" (3.12m x 2.08m) housing the wall mounted gas fired boiler.

## LEASE DETAILS

New Lease for 999 years.  
Maintenance and insurance - approx. £700 per annum.

## PARKING

There is one allocated parking space.

## COUNCIL TAX

Rother District Council  
Band B - £1858.25

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.