



The Beach House,
20 Badgers Way, Camber, East Sussex TN31 7SR

**The Beach House,
20 Badgers Way, Camber, East Sussex TN31 7SR
Offers in excess of £255,000**

An attractive two-bedroom detached modern coach house apartment, ideally positioned within the popular White Sand development in Camber just a short stroll from the expansive sandy beach, this property offers both convenience and coastal charm.

The accommodation comprises a spacious open-plan living and dining room, a well-appointed kitchen, modern bathroom and two bedrooms.

The property is also equipped with a Hive Heating System, newly installed in 2024, additional features include a private courtyard and an integral garage.

The property is offered for sale Freehold and with no chain.

Enjoying a great location walking distance of the charming coastal town of Camber and its stunning dune-lined beach, this location offers a perfect escape by the sea and would suit any number of purchasers

About four miles away lies the historic Cinque Port town of Rye, where cobbled streets meet modern conveniences — everything you need for day-to-day living and viewing is highly recommended.

SITUATION: This property is close to the sandy beaches and rolling sand dunes in Camber stretching for miles – ideal for sunbathing, beach games, watersports sailing and walking together with a small range of local everyday facilities including cafes and restaurants.

The historic Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications and period architecture is just under 4 miles away, steeped in history, it caters for everyday life and has a comprehensive range of shopping, health and leisure facilities. Rye has become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex. The Romney marsh countryside that surrounds the house is spectacular, as is the coast which is just a short walk away. Rye Watersports centre, based in Camber, and for golfers, the renowned Links course at Rye Golf Club is literally just down the road. For transport, Rye has local train services to Eastbourne / Brighton and to Ashford, where the high-speed connection to London St. Pancras can have you in the capital in 37 minutes.

www.warnergray.co.uk

email : rye@warnergray.co.uk Tel 01797 290050

WarnerGray



**Viewing by appointment through WarnerGray
01797 290050**

- Detached two-bedroom modern coach house
- Freehold. No onward chain
- Well-presented light and bright living space
- Spacious room including a 16'5 sitting / diner
- Enjoying a popular and sought after location
- Only a short walk to the sandy beach
- Single integral garage
- Easy reach of historic towns of Rye & New Romney
- Surrounded by beautiful countryside
- Stations at Rye with lines to Brighton and Ashford

The accommodation comprises the following with approximate dimensions :

GROUND FLOOR Door to the front and internal door to garage. Stairs to first floor.

SITTING ROOM / DINING ROOM 16'5 x 15'8. A bright double aspect L-shaped room with full height window to the front and double doors with a Juliet balcony to the rear. Space for dining table and chairs. Useful storage cupboard. Door to :

INNER HALL with doors to :

KITCHEN 9'5 x 6'7. Featuring wood-effect flooring and window to the front, this well-equipped kitchen offers a range of wall and base units a stainless steel one and a half bowl sink with drainer. Appliances include an integrated dishwasher, electric oven, hob with extractor hood, and a fridge freezer. A cupboard houses the Worcester gas boiler which we understand was fitted in 2024 and there is also space for a freestanding washing machine (included in the sale).

BEDROOM 1 13'8 x 9'3. A double bedroom with window to the front and built in wardrobe cupboards.

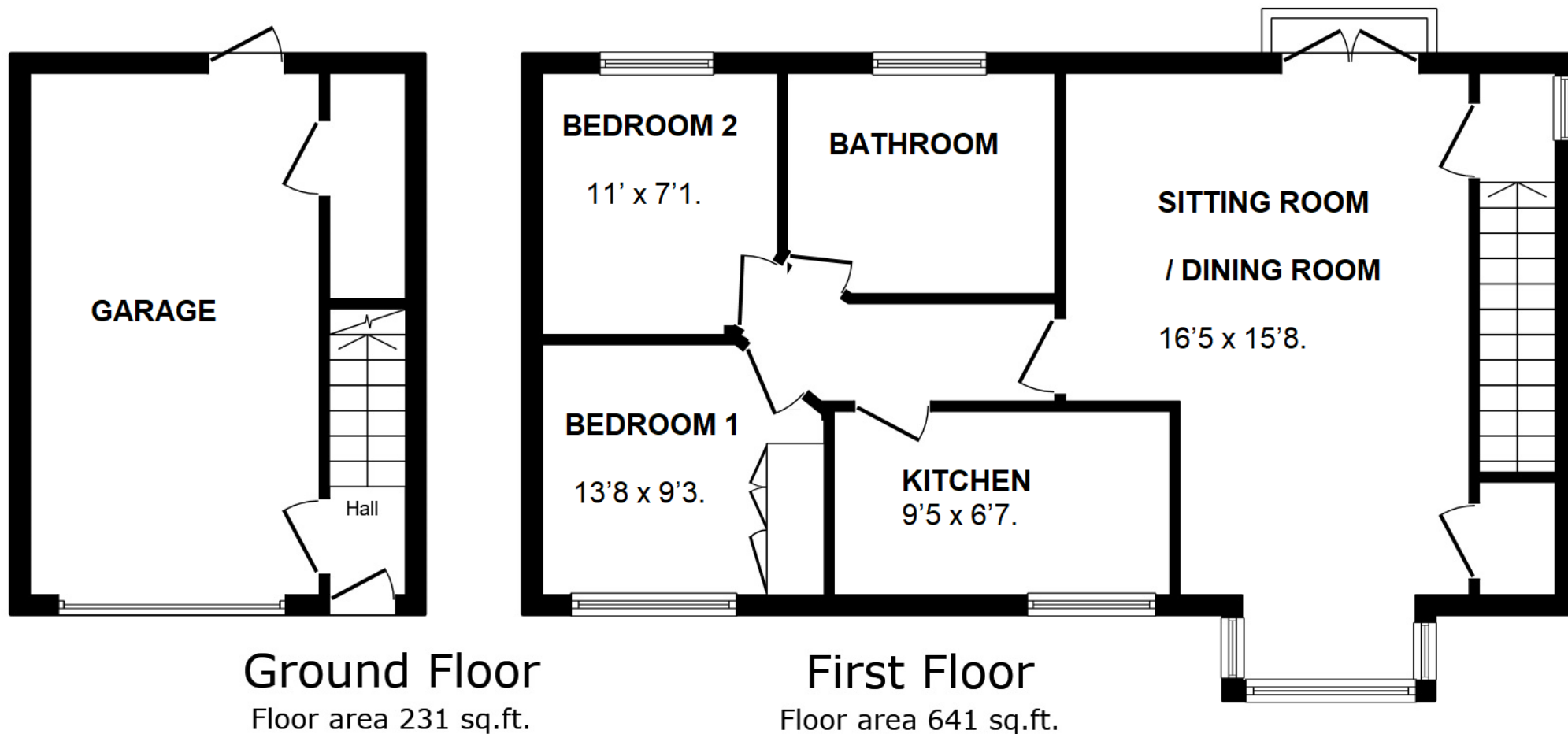
BEDROOM 2 11' x 7'1. Window to the rear.

BATHROOM This bathroom features wood-effect flooring and part-tiled walls. A white suite includes a pedestal wash hand basin, a low-level w.c, and a panel-enclosed bath with a wall-mounted shower overhead, complemented by a glass shower screen. A window to the rear.

OUTSIDE Accessed via the garage, the courtyard garden is enclosed by fencing and features a small decked and gravelled area at the rear of the property—perfect for outdoor relaxation. **GARAGE** A single garage with an up-and-over door to the front, an internal access door from the hall, and a rear door opening to the outside area. Includes a storage cupboard, with light, power, and water connected.

SERVICES Mains water, gas electricity and drainage. EPC D NB: We understand there is a maintenance charge of approximately £44.00 a month to cover upkeep of the communal landscaped areas on the development.





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



