

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located within the popular residential Whitesand development in the coastal village just a few hundred yards from Camber Sands where a variety of activities can be enjoyed including kite surfing, land yachting & horse riding. Water sports are taught at Rye Water Sports Lake (1 mile). Nearby road links provide access to the M20 (junction 10) Ashford which provides further links by both road and rail to London (high speed link from Ashford to London St. Pancras in 37 minutes). Camber village offers a range of facilities for day to day needs as well as pubs and restaurants. The nearby Ancient Town and Cinque Port of Rye affords a wider range of amenities together with a railway station offering a service from Eastbourne into Ashford, with high speed connections for London and the Continent. Rye Citadel is famed for its historical associations cobbled streets and architecture with St Mary's Church and the popular, Mermaid Inn. Other activities and facilities in the area include Rye Golf Club (situated in Camber) as well as Lydd Airport providing aircraft links to Le Touquet.

Forming a well presented purpose built ground and first floor maisonette and is currently a holiday let, consent gained from the Management Company.

Front door into the entrance hall with stairs rising to the first floor, built in storage cupboard.

Cloakroom comprising wc and wash hand basin.

Open plan living room/kitchen with two windows to the front fitted with shutters. The well-appointed kitchen includes an electric hob, oven under, extractor fan over and fridge.

First floor landing with storage cupboard.

Double bedroom with two windows to the front with shutters. En suite dressing room with built in cupboards, door to en suite bathroom comprising panelled bath with shower over and glass side screen, w.c and wash hand basin.

Separate shower room comprising tiled shower cubicle and wash hand basin, window to front with louvred blind.

Outside: There is one allocated parking space to the front.

Note: The photograph of the beach is generic and not taken from the property. There is no garden with this property.

Lease details – 155 years from 1<sup>st</sup> January 2011

Ground Rent - £250per annum.

Service Charge – currently £1,333.80 per annum

Rother District Council. Council Tax Band - B

Mains Electricity, drainage and water- LPG Gas Heating

Predicted mobile phone coverage: O2, Vodaphone and EE - Ofcom

Broadband speed- Ultrafast 1000 Mbps available. Source Ofcom

Rivers and seas flood risk- Very low risk. Source GOV.UK



Price guide: £190,000 leasehold

26 Marsh Way, Camber, East Sussex TN31 7WQ



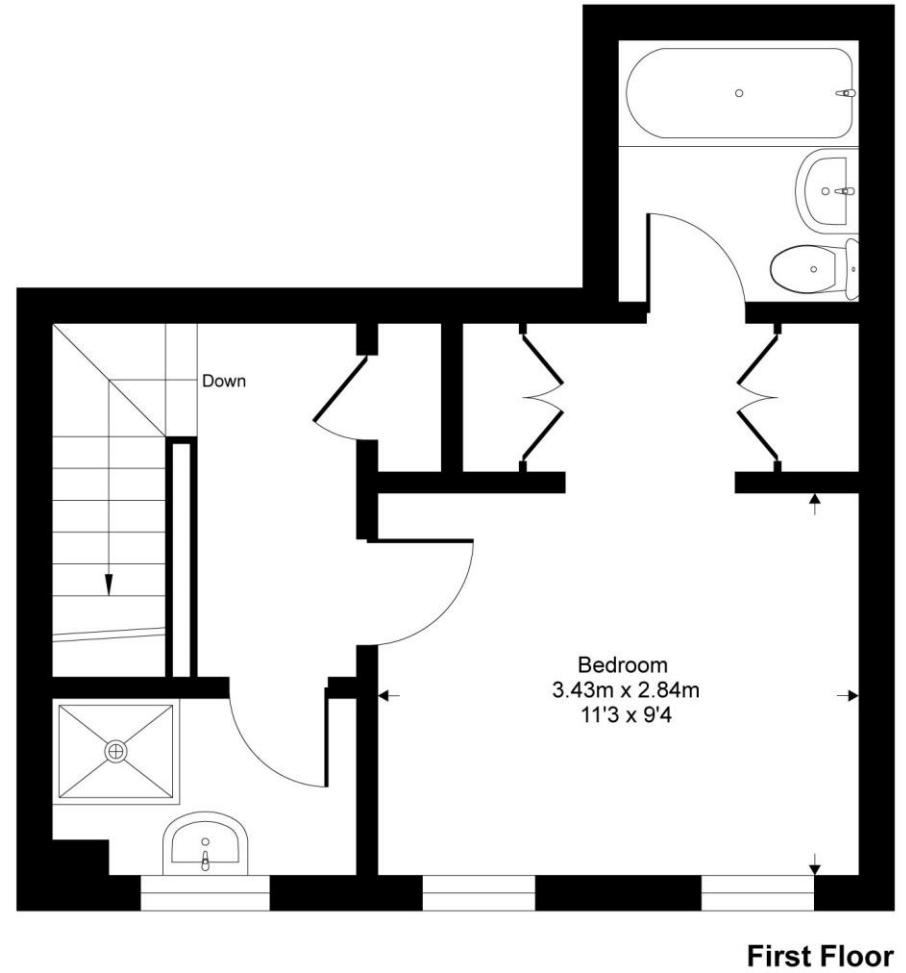
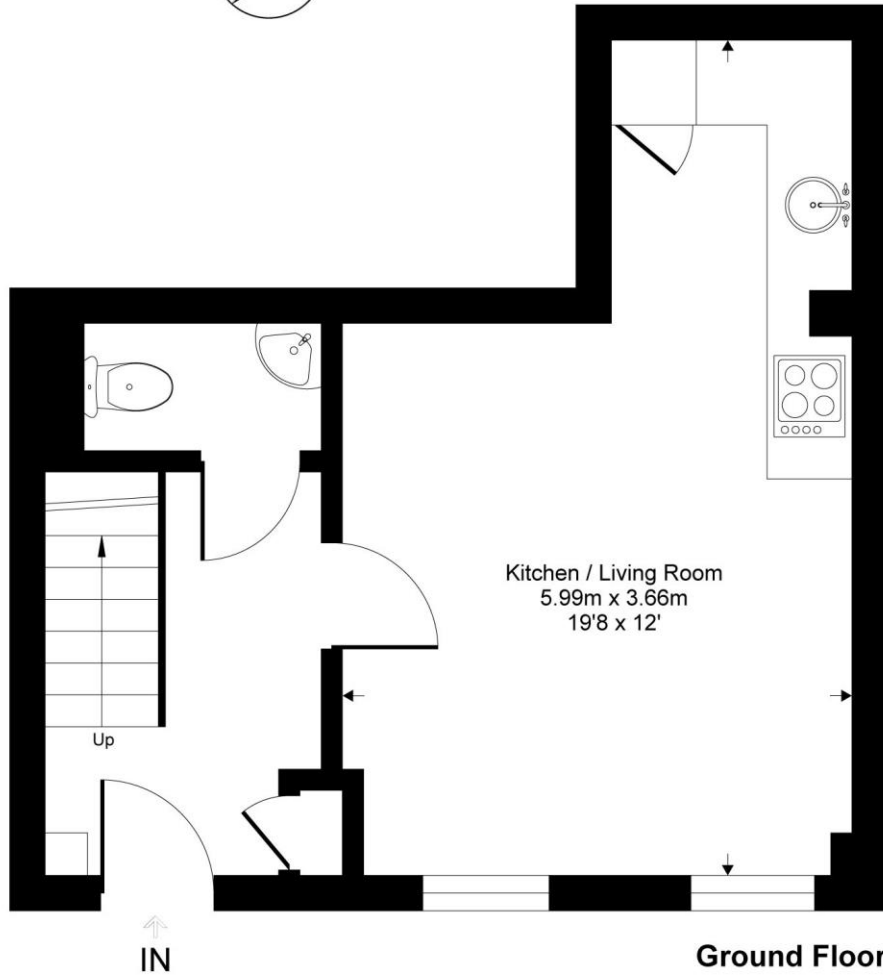
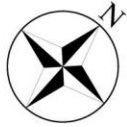
A one bedroom ground and first floor maisonette within the popular Whitesands development situated a few hundred yards from the vast stretch of Camber Sands beach.

Entrance hall • Open plan living room/kitchen • Cloakroom  
First floor landing • Double bedroom with en suite dressing room and en suite bathroom • Additional shower room  
Gas heating LPG • Double glazing • One allocated parking space • EPC rating C



# Marsh Way

Approximate Gross Internal Area = 53 sq m / 570 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



# 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  
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338  
0870 1127099

rye@phillipsandstubbs.co.uk  
mayfair@phillipsandstubbs.co.uk

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)