



Moloney
COUNTRY PROPERTY

THE COACH HOUSE, CAMBER

THE COACH HOUSE, 20 BADGER WAY, CAMBER Nr. RYE, EAST SUSSEX TN31 7SR

A WELL PRESENTED DETACHED FREEHOLD COACH HOUSE APARTMENT IN A MEWS STYLE SETTING WITHIN THE POPULAR WHITESAND DEVELOPMENT, CLOSE TO THE CENTRE OF THE VILLAGE AND BEACH. FIRST FLOOR ACCOMMODATION COMPRISES OPEN PLAN SITTING / DINING ROOM WITH JULIET BALCONY, TWO DOUBLE BEDROOMS, KITCHEN AND BATH/SHOWER ROOM. INTEGRAL SINGLE GARAGE. PRIVATE COURTYARD STYLE GARDEN.

ACCOMMODATION LIST: GROUND FLOOR ENTRANCE LOBBY, SITTING/DINING ROOM, INNER HALL, KITCHEN, 2 BEDROOMS, BATHROOM. INTEGRAL GARAGE, DECKED & GRAVELLED COURTYARD GARDEN. GFCH.



Door to:

GROUND FLOOR ENTRANCE LOBBY: Stairs to the first floor. Personal door to the garage.

SITTING/DINING ROOM: An 'L' shaped open plan living space with full height window to the front and double doors with Juliet balcony to the rear. Wood effect floor. Inset ceiling lights. Storage cupboard. Door to:

INNER HALL: Matching doors to all rooms.

KITCHEN: Window to the front. Fitted with pale wood base and wall units with worktop over, inset with 1 ½ bowl stainless steel sink unit. Electric hob with oven below and extractor over. Cupboard housing gas boiler.

BEDROOM: Window to the front. Built in wardrobe cupboard.

BEDROOM: Window to the rear.

BATHROOM: Obscure glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin and bath with shower over, screen to side set in tiled surround. Part tiled walls.

O.I.E.O £250,000



OUTSIDE: The property is approached over a gravelled area providing parking and giving access to the integral single garage with up and over door to the front and door to the enclosed decked and gravelled private enclosed courtyard garden to the rear. Internal storage cupboard.

AGENTS NOTES: The property is currently used as second home/holiday let, the majority of the content may be available by separate negotiation.

SERVICES: All mains services are connected. Gas central heating.

FLOOR AREA: 72.5 m² (780 ft ²)

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'C'

TENURE: Freehold

SERVICE CHARGES: There is a monthly service charge of £44.00

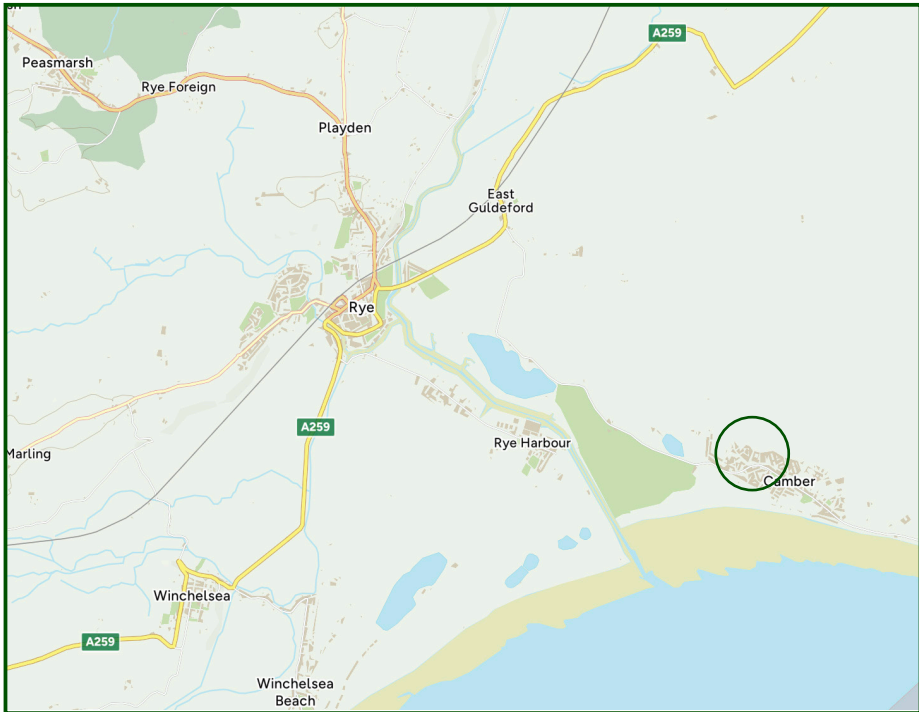
TRANSPORT LINKS: For the commuter, Rye station provide services via Hastings/Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) and at Ashford (M20).

DIRECTIONS: Travelling towards Rye on the A268, turn left at the roundabout onto New Rd, turn right onto Camber Rd. Continue into the village, turning left at the roundabout, Whitesand Drive. Turn left into Badger Way, No 20 will be found on the right.

What3Words (Location): ///defeated.seemingly.richly

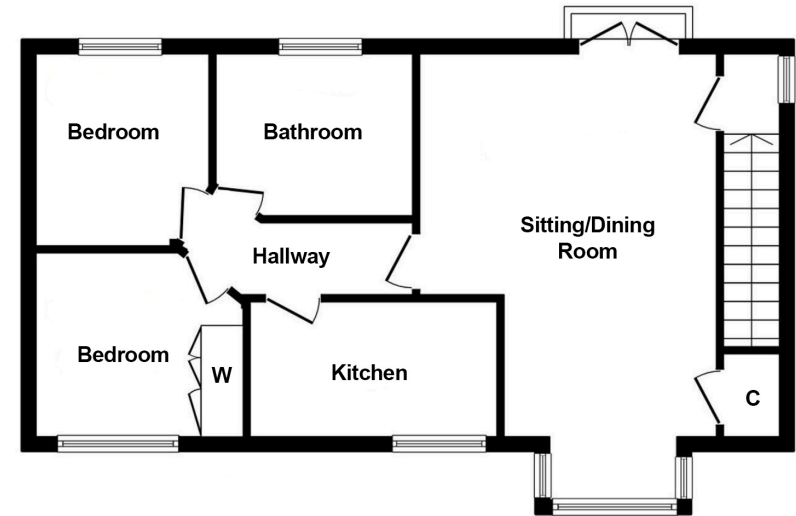
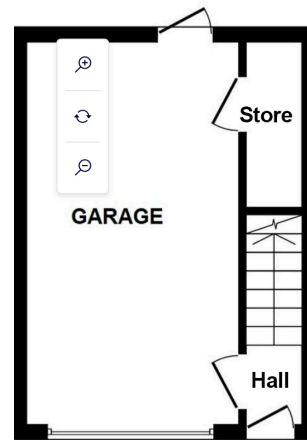
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

The Coach House

Approximate Gross Internal Area
780 sq ft - 72.5 sq m



Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

MOLONEYCOUNTRYPROPERTY.COM

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