

**RUSH
WITT &
WILSON**



**3 Sea Holly Walk, Rye, East Sussex TN31 7UW
£1,200 Per Month**

Rush Witt & Wilson are pleased to offer a well presented attached house on the popular Whitesand Development. Accommodation is arranged over two floors and comprises cloakroom, living room, kitchen / dining room. on the first floor there are three bedrooms, one with en-suite shower room and a family bathroom. Level low maintenance garden to the rear. Allocated parking. EPC Rating D.

Please note that the property is available part furnished. Terms: £1200. Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797) 224000. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Locality

Sea Holly Walk forms part of the popular Whitesand development on the outskirts of Camber. Camber is home to the famous sand dunes, forming part of the stunning coastline of the Rye Bay. The village has become a haven for water sports enthusiasts although there are other activities available locally including many places of general and historic interest. The ancient Cinque Port town of Rye is only a short drive away with its bustling High Street where there is an array of specialist and general retail stores which are complemented by historic inns and restaurants as well as contemporary wine bars and eateries. There is also the famous cobbled citadel, working quayside,

weekly farmers' and general markets. A railway station in Rye allows easy access to the city of Brighton in the west and to Ashford where there are connecting high speed services to London.

in an area at very low risk of flooding from surface water and very low risk of flooding from rivers and seas.

Cloakroom

Living room

Kitchen / Dining Room

First Floor

Bedroom

En Suite Shower Room

Bedroom

Bedroom

Bathroom

Garden

Allocated Parking

Agents Notes

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Please note the property is available part furnished and some of the items photographed including (but not limited to) the sofa and scatter cushions will be removed. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located



