

**RUSH
WITT &
WILSON**



8 Sea Holly Walk, Camber, Rye, East Sussex TN31 7UW
Guide Price £375,000

ONLY MINUTES FROM BEAUTIFUL BEACH / SAND DUNES

Rush, Witt & Wilson are pleased to offer an attached house with attractive weather boarded elevations, forming part of the popular WhiteSand Development.

The well presented accommodation is arranged over two floors and comprises a double aspect living room, open plan kitchen/dining room and cloakroom on the ground floor. Three bedrooms, one with en-suite shower room and a family bathroom on the first floor. Carport parking. Low maintenance garden enjoying a south / westerly aspect. Double glazing and gas fired central heating.

OFFERED CHAIN FREE .

For further information and to arrange a viewing please call our Rye office 01797 224000



Locality

Sea Holly Walk forms part of the Whitesand development on the outskirts of the popular seaside village of Camber. Incorporating the famous sand dunes, the stunning village coastline forms part of the Rye Bay which is also home to miles of open shingle beach which extend from a nature reserve at Rye Harbour to cliffs at Fairlight. 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.

Reception Hallway

Cloakroom

6'6" x 3'11" (2 x 1.2)
Wash basin and wc,

Living Room

15'8" x 9'10" (4.8 x 3)
Double aspect with windows to the side and front.

Kitchen

9'2" x 6'6" (2.8 x 2)
Extensively fitted with modern cupboard / drawer base units and matching wall mounted cabinets. Range of built in / integrated appliances.

Dining Room

9'2" x 8'11" (2.8 x 2.73)
Window to the front and double doors to the side.

First Floor Landing

Bedroom

12'9" x 10'9" (3.9 x 3.30)
Window to the front.

Ensuite Shower Room

6'6" x 4'2" (2 x 1.29)
Shower cubicle, wash basin and wc.

Bedroom

10'9" x 10'0" (3.3 x 3.07)
Windows to front and side.

Bedroom

7'1" x 6'9" (2.16 x 2.06)
Window to the side

Family Bathroom

6'6" x 5'4" (2 x 1.65)
White suite comprising bath, wash basin and wc.

Outside

Garden extends to the side and is accessed from the kitchen / dining room. Securely enclosed with palisade fencing and designed for ease of maintenance with small decked terrace and further graveled area.

Carport

Located just a few meters from the property.

Agents Notes

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.

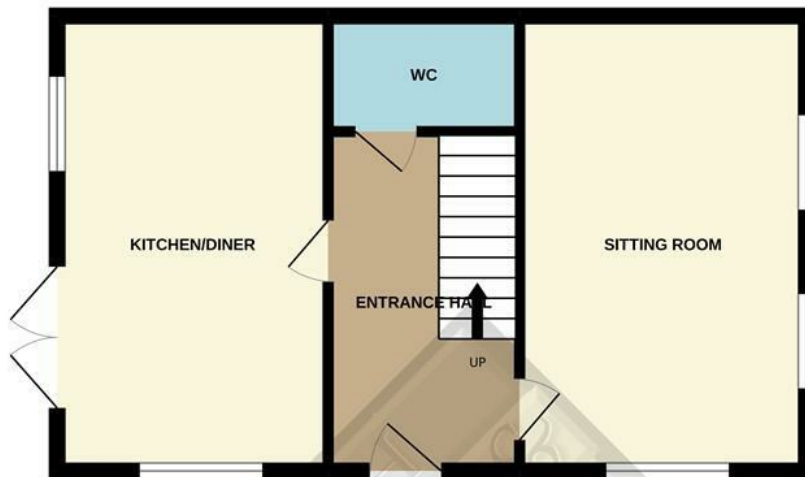
The majority of the furniture / content could be available by negotiation.

The property is subject to a monthly service charge.

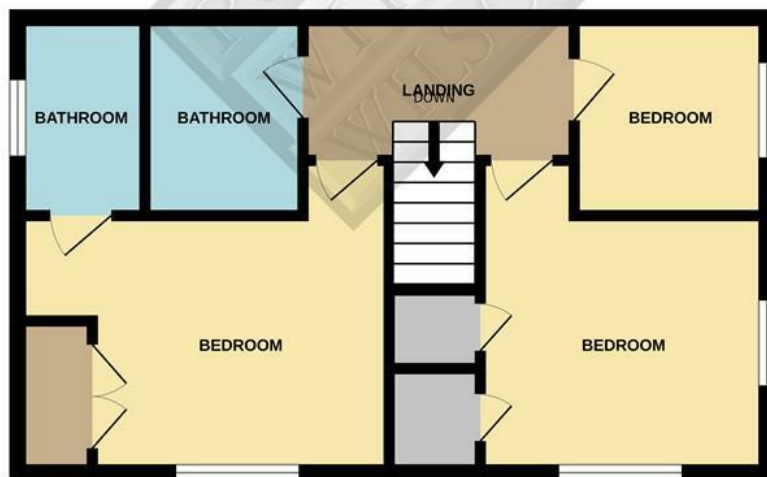
Council Tax Band - D



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.

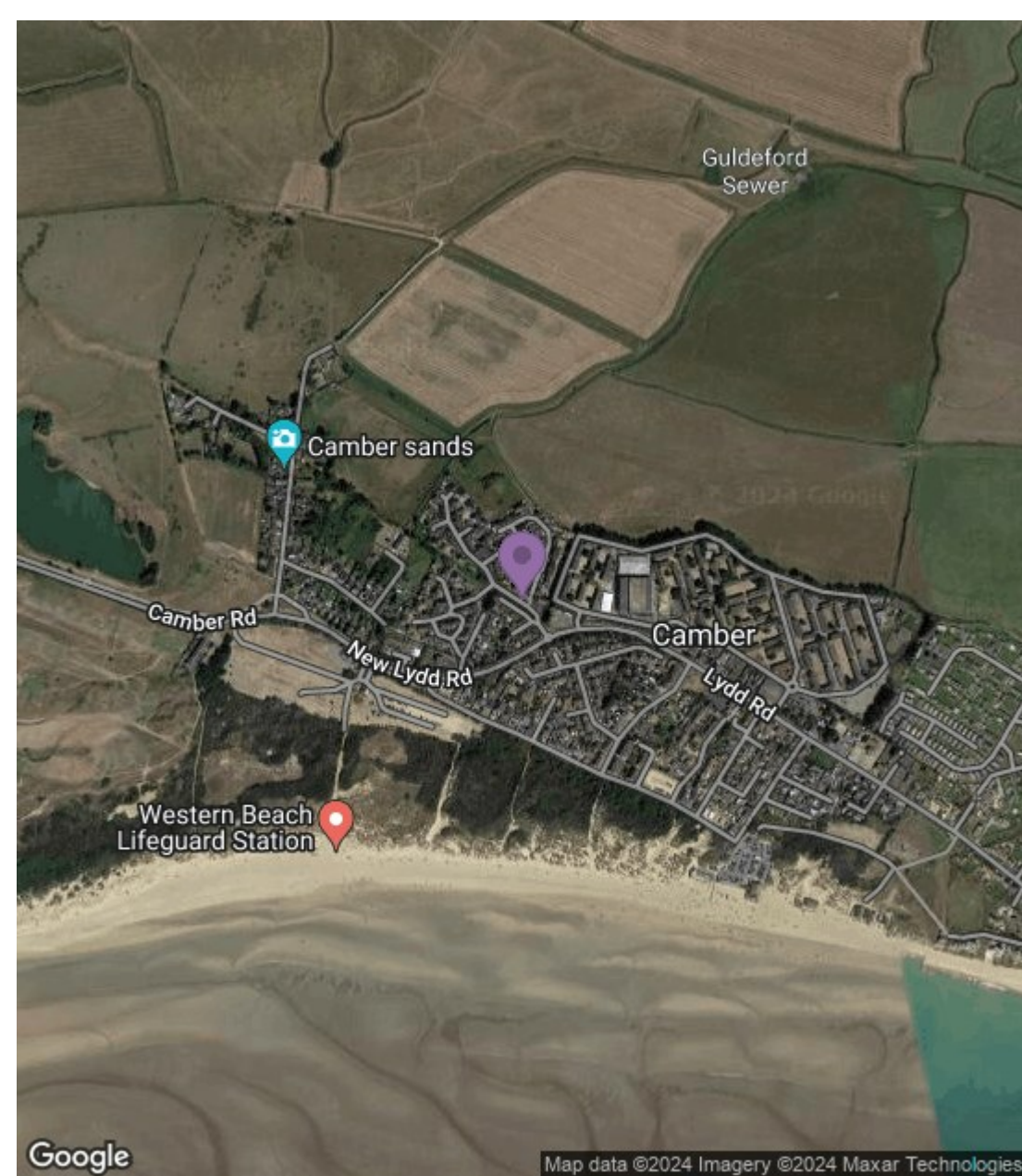


TOTAL FLOOR AREA : 828 sq.ft. (77.0 sq.m.) approx.

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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Lettings & Property Management**



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