

**RUSH
WITT &
WILSON**



**17 Marsh Way, Camber, Rye, East Sussex TN31 7WQ
Guide Price £338,000**

Rush Witt & Wilson are delighted to offer this two-bedroom semi-detached house currently operating as a very successful full-time holiday let which is set in the popular Whitesand development offering far-reaching uninterrupted views to the rear and is situated close to the famous dunes and sandy beach front. Figures relating to Holiday let earnings are available upon request.

The property is presented in excellent condition and comprises of a living area leading to an open plan kitchen, utility room and W.C downstairs and two-double bedrooms and bathroom upstairs. Outside to the front of the property is a private parking area and to the rear is the garden with wonderful countryside views.

Please call 01797224000 to arrange a viewing and find out more information.

Living Room

11'10" x 12'4" / 19'5" (3.607 x 3.760 / 5.933)

Open plan onto kitchen. Window to front, radiator below. Hard flooring, electric fireplace, stairs rising to landing.

Kitchen

9'10" x 6'8" (3.021 x 2.051)

Window to rear overlooking stunning views. Built in Fridge, freezer, dishwasher, oven and induction hob.

Utility Room

6'9" x 5'1" (2.072 x 1.572)

Door out to garden, plumbing for washing machine and boiler on the wall. Door leading to WC.

WC

3'1" x 6'0" (0.958 x 1.835)

Toilet and Basin

Main Bathroom

6'0" x 6'11" (1.829 x 2.116)

Window to rear, bath with shower over, heated towel rail, toilet and basin.

Main Bedroom

8'11" x 12'1" (2.718 x 3.701)

Window to front, radiator underneath, carpet flooring, built in wardrobe.

2nd Bedroom

9'8" x 9'7" (2.951 x 2.927)

Window to rear with uninterrupted views, radiator, carpet flooring.

Entrance / Hall

5'0" x 3'9" (1.545 x 1.144)

Door leading into living room, radiator on wall.

Agents Notes

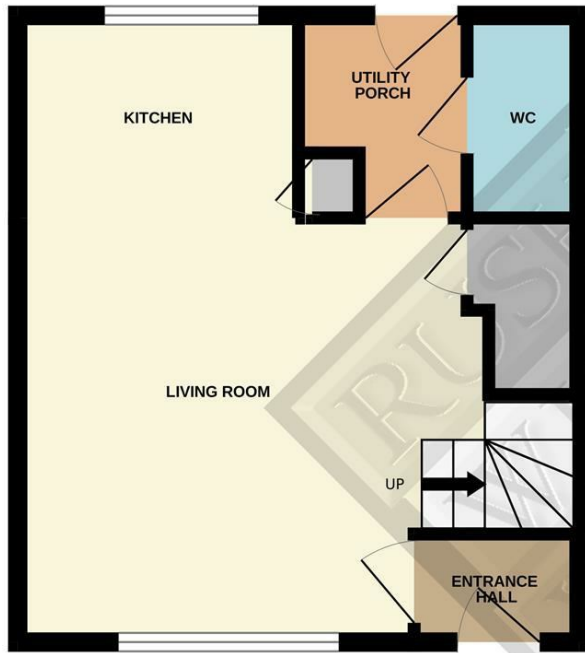
The property is set and currently used as a holiday let - www.marshviewcottage.co.uk

None of the services or appliances mentioned in these sale particulars have been tested.

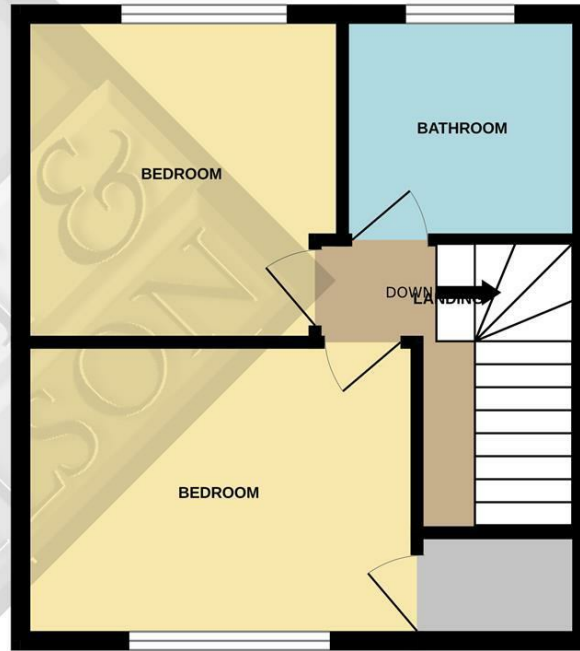
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Registered Business Rates

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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	
Current	Potential
	82
65	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	A

England & Wales EU Directive 2002/91/EC

