

**RUSH
WITT &
WILSON**



**2 Daniel Way, Rye, TN31 7SF
Guide Price £629,950**

RUSH WITT & WILSON are delighted to offer this wonderful coastal gated bungalow set in a private cul-de-sac close to the stunning Camber Sands beach. Daniel Way is a hidden gem accessed via Dunes Avenue and tucked away from everyday life presenting a peaceful oasis amongst this popular seaside village. You approach the property from the gated entrance on to the drive offering parking for several vehicles. You enter the house into the open plan living area comprising of a modern fitted kitchen, dining area and lounge with patio doors leading to the garden. There is a utility room with space for appliances and extra storage.

The primary suite is located to one end of the property offering a double bedroom, dressing room and en-suite shower room. There is also an office/bedroom 5 with patio doors offering flexibility on use to this wing of the house. At the other end of the property there are three further double bedrooms and family bathroom. The garden provides the perfect entertaining space and is decked throughout.



Locality

The property occupies a prime location in the increasingly popular seaside village of Camber, only moments from the Sand Dunes with easy access to the beach.

The village has become a haven for water sports enthusiasts although there are many other activities available locally including places of general and historic interest.

The ancient 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.

Rye also boast the famous cobbled citadel, working quayside, weekly farmers' and general markets. The railway station in Rye allows easy access to Brighton and to Ashford where there are high speed connecting services to London.

Living Room / Kitchen

25'1" x 14'10" (7.66 x 4.53)

Kitchen -

Extensively fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complementing wooden worktops.

Inner Lobby**Bedroom**

11'3" x 10'7" (3.43 x 3.25)

Ceiling spotlights, access to dressing room & en-suite, glazed doors to front garden.

Dressing Room

8'0" x 6'2" (2.44 x 1.90)

Unique space providing storage solutions.

Shower Room

11'1" x 2'11" (3.39 x 0.9)

Modern fitted suite comprising of shower cubicle, wash hand basin and W.C.

Bedroom / Snug

11'3" x 6'10" (3.44 x 2.10)

Ceiling spotlights, glazed doors to rear garden.

Utility Room

10'4" x 6'8" (3.16 x 2.05)

Bathroom

11'6" x 7'5" (3.51 x 2.27)

Hallway**Bedroom**

13'3" x 11'7" (4.05 x 3.55)

Bedroom

11'10" x 11'8" (3.63 x 3.56)

Bedroom / Family Room

14'10" x 8'9" (4.54 x 2.67)

Double doors.

Outside**Agents Notes**

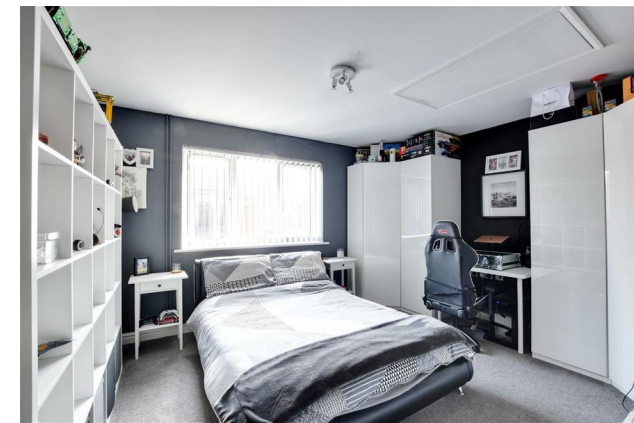
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band D

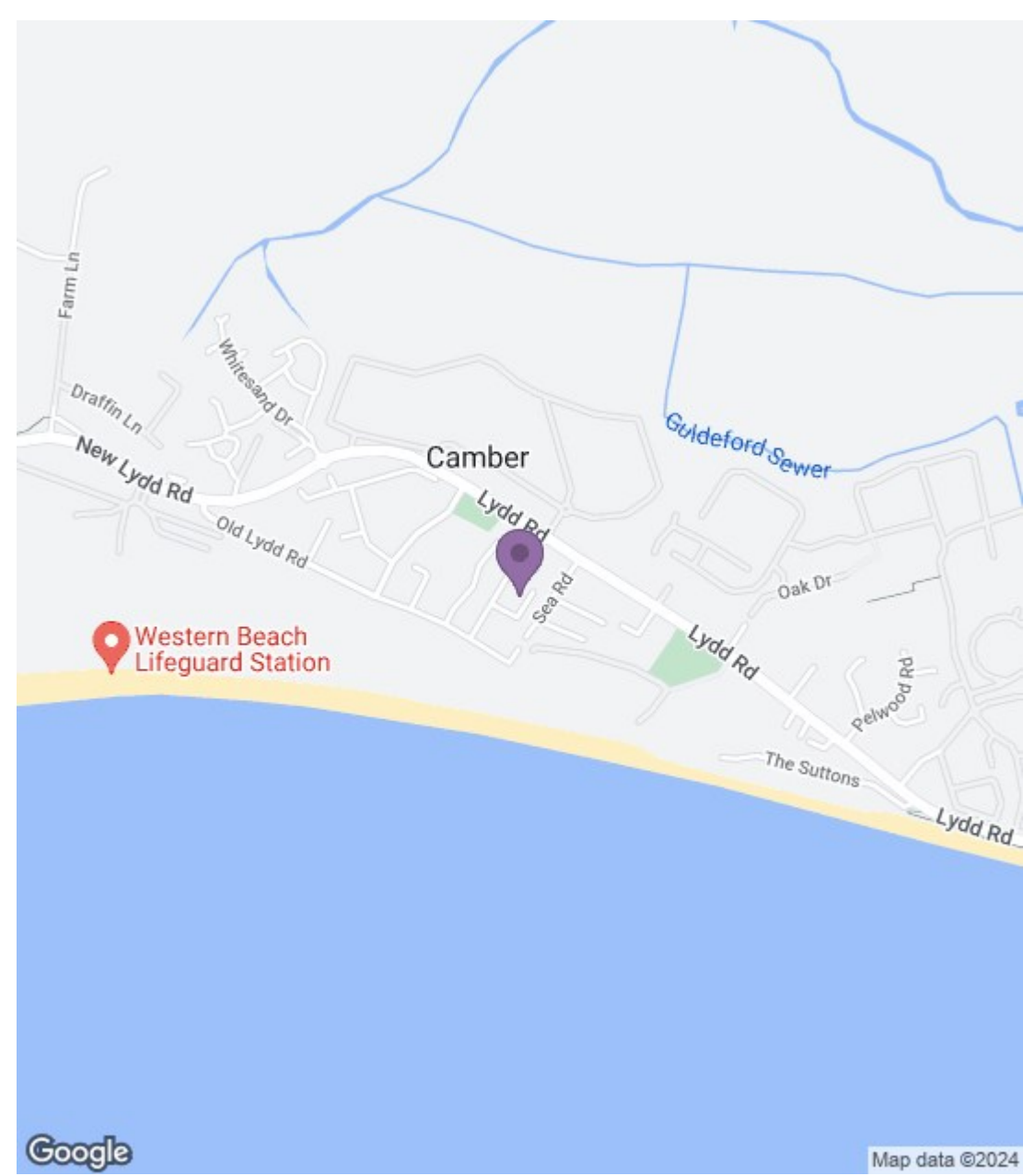


GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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 | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 61 | 77 |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (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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