

**RUSH  
WITT &  
WILSON**



**36 Whitesand Drive, Rye, East Sussex TN31 7SJ  
Guide Price £259,950**



Rush Witt & Wilson are pleased to offer this end of terrace cottage located on the popular Whitesand Development.

This charming property has been used as a holiday let and comprises open plan living / dining room with adjoining kitchen, utility area and cloakroom. On the first floor there are two double bedroom and bathroom. Decked terrace to the front with access to an allocated parking space to the rear. For further information and to arrange access please call our Rye Office 01797 224000.

#### Locality

Whitesand Drive 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.

#### Entrance Hall

4'8" x 3'5" (1.441 x 1.062)

#### Living Room

13'10" x 12'3" (4.236 x 3.742)

Open plan, living, kitchen dining area. Double aspect.

#### Kitchen

10'7" x 7'8" (3.245 x 2.358)

A range of modern base and eye level units, built in dishwasher, fridge freezer, oven, electric hob, extractor fan.

#### Utility Room

6'6" x 5'0" (1.986 x 1.531)

Washing machine, wall mounted cupboards, back door.

#### WC

5'11" x 3'0" (1.808 x 0.935)

Toilet and basin

#### Main bedroom

12'0" x 8'10" (3.676 x 2.695)

Window, airing cupboard.

#### Second bedroom

9'6" x 9'5" (2.90 x 2.88)

Window

#### Parking

Owner confirms allocated parking space under coach house behind.

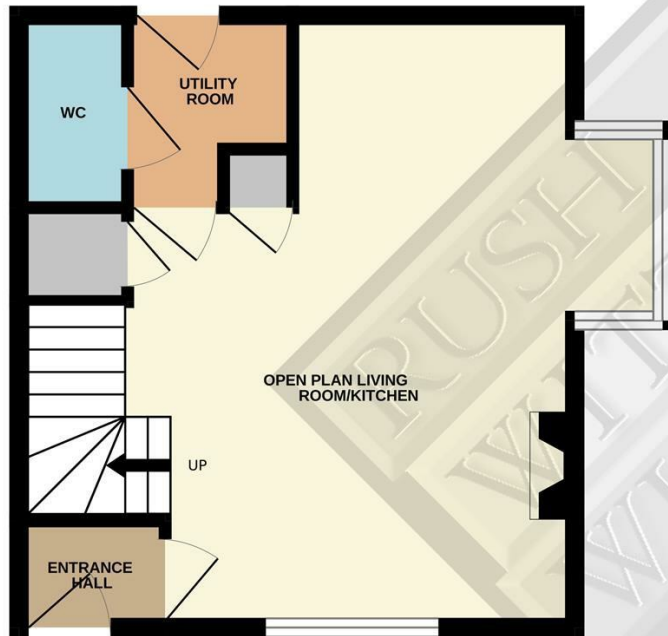
#### Agents Notes

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

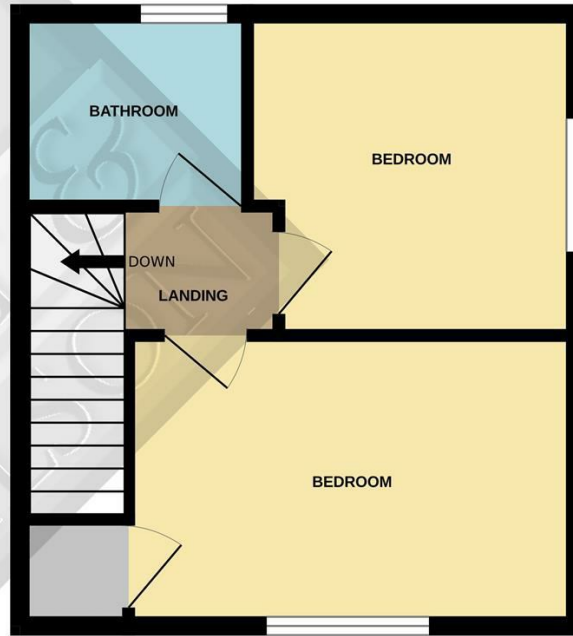
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C

GROUND FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.8 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
	90
72	

Very energy efficient - lower running costs  
 (92-100) 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  
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
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