

**RUSH  
WITT &  
WILSON**



**27 Marsh Way, Camber, East Sussex TN31 7WQ  
Guide Price £235,000**

**ONLY A SHORT WALK TO THE BEACH - TWO BEDROOM HOME WITH GARAGE**

**Rush Witt & Wilson are pleased to offer a well presented two bedroom maisonette on the popular Whitesand development. Accommodation is arranged on the ground and first floor and comprises modern fitted kitchen, open plan living / dining room, two double bedrooms, one with en-suite shower room, bathroom and cloakroom.**

**The property benefits from a SINGLE GARAGE located immediately to the side. There are communal grounds. Currently operated as a successful holiday let, the majority of the content could be available by separate negotiation.**

**Offered CHAIN FREE**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000**



**Locality**

Located on the Whitesand development within the popular seaside village of Camber.

The stunning coastline incorporates the famous sand dunes and 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 many 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 Brighton and to Ashford where there are connecting, high speed, services to London.

**Entrance Hallway**

Stairs to first floor.

**Cloakroom**

5'10" x 3'0" (1.80 x 0.92)  
Wash basin and wc.

**Kitchen**

10'5" x 8'8" (3.19 x 2.65)  
Window to the front. Fitted with a range of modern base units and matching wall mounted cabinets. Integrated dish washer and washing machine. Upright unit housing fridge / freezer. Complimenting worktop with inset sink. Hob with oven beneath and extractor above.

**Living / Dining Room**

15'9" x 10'8" (4.81 x 3.26)  
Two windows to the rear.

**First Floor Landing**

Stairs rise from the entrance hallway

**Bedroom**

10'5" x 8'8" (3.18 x 2.65)  
Window to the front.

**Ensuite Shower Room**

6'9" x 5'5" (2.08 x 1.66)  
Window to the front. Shower cubicle, wash basin and wc.

**Bedroom**

10'9" x 8'8" (3.29 x 2.66)  
Window to the rear.

**Bathroom**

6'9" x 6'9" (2.07 x 2.06)  
Window to the rear. A white suite comprising bath with mixer tap / shower attachment, wash basin and wc.

**Garage**

Single garage with up and over door to the front and window to the rear. Light and power connected.

**Lease**

155 years from January 2011

**Service charge**

£125 per month.

**Ground Rent**

£350 per annum

**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.

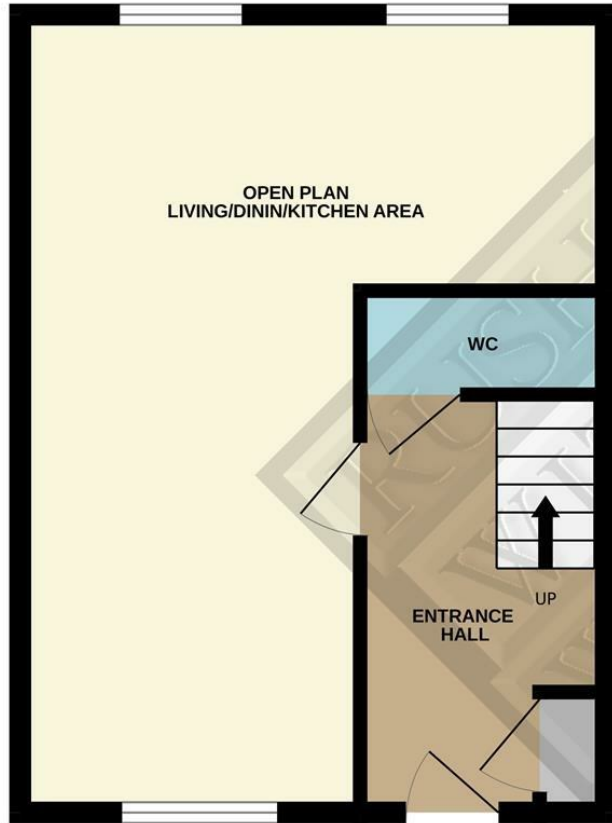
Council Tax Band: B

**Holiday let info.**

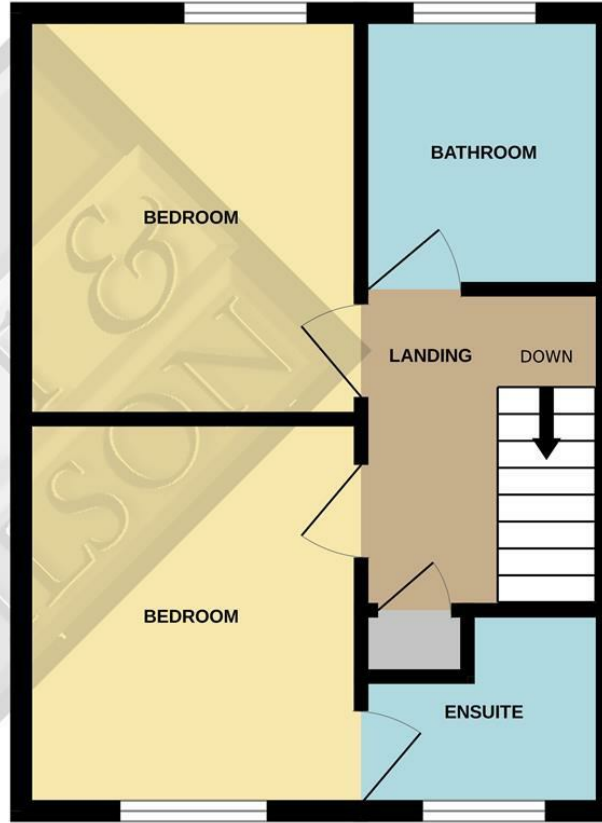
The property is currently operated as a holiday let. The majority of the contents would be available by separate negotiation, details on request.



GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.

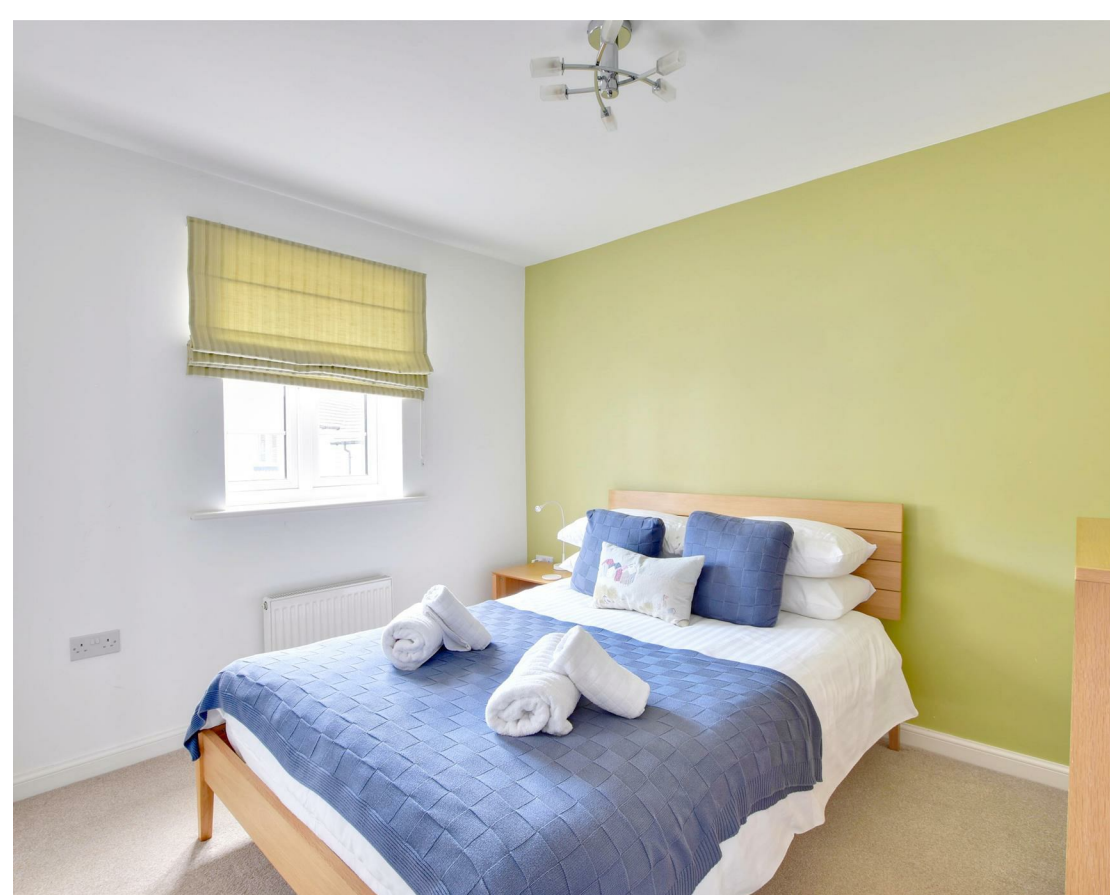
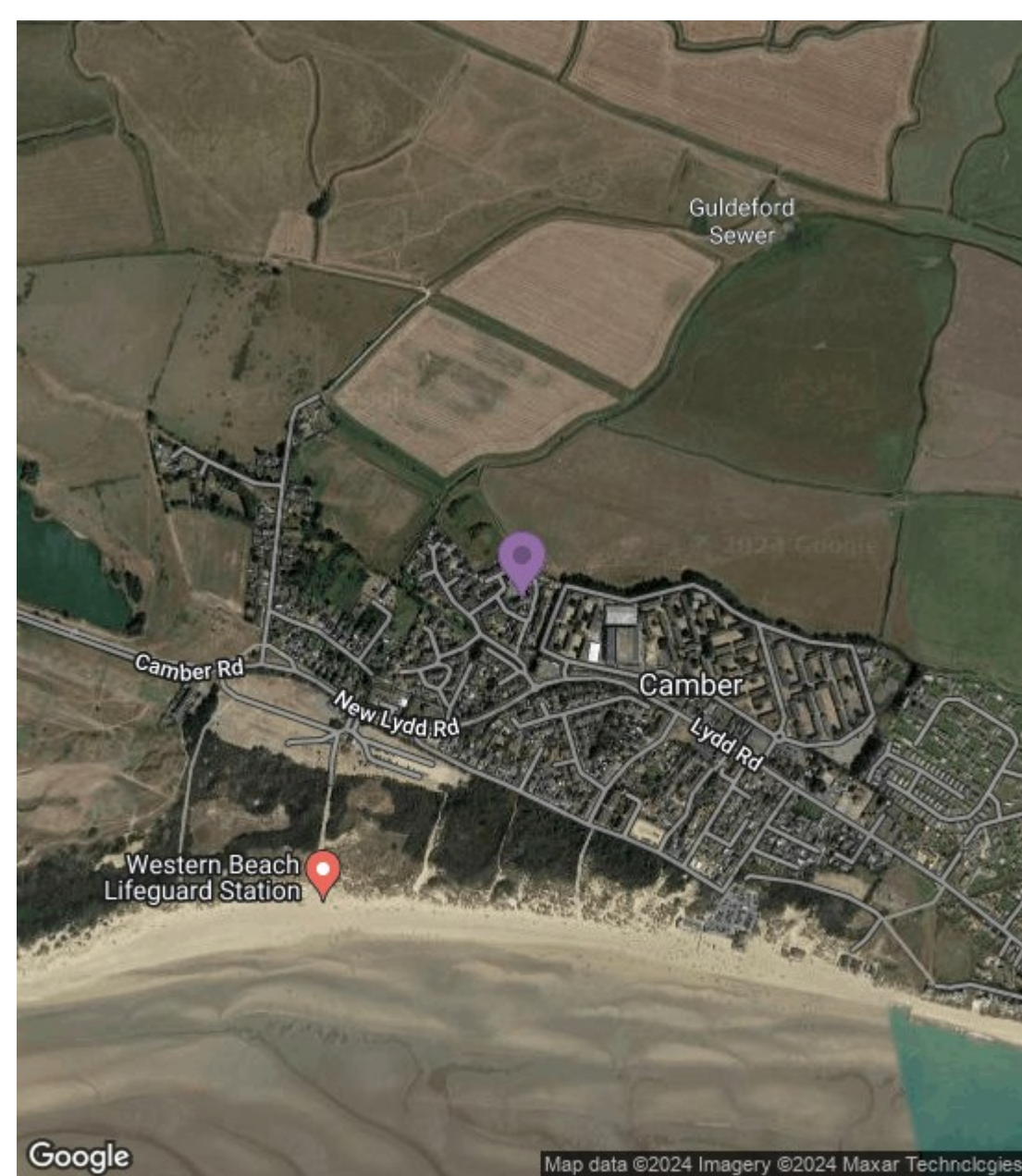


TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	74
(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 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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