

**RUSH
WITT &
WILSON**



26 Marsh Way, Camber, Rye, East Sussex TN31 7WQ
Guide Price £190,000

Rush Witt & Wilson are pleased to offer a well presented modern maisonette forming part of the popular Whitesand Development. The accommodation comprises of open plan living room with adjoining kitchen, ground floor cloakroom, stairs leading to first floor landing with double bedroom, adjoining dressing area, en-suite, shower room and allocated parking to the front. The property is offered CHAIN FREE and could be available for early occupation, 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 the city of Brighton in the west and to Ashford where there are connecting, high speed, services to London.

Entrance Hallway

Door to front, built in cupboard housing wall mounted gas fired boiler, stairs leading to the first floor, door off to the following.

Cloakroom

5'6" x 2'11" (1.69 x 0.9)

Low level wc, wash hand basin.

Living Room

12'11" x 12'0" max (3.95 x 3.68 max)

Two windows to the front, open plan to:

Kitchen/Diner

11'9" x 5'6" max (3.58m x 1.68m max)

Fitted with a range of modern wall and base units with work surfaces over, integrated washing machine, upright unit housing fridge and freezer, single drainer sink unit and inset ceramic hob with extractor above and oven set below.

First Floor

Landing

Built in cupboard, doors off to the following:

Shower Room

7'3" x 4'2" (2.23 x 1.28)

Window to front, shower cubicle, wash hand basin.

Bedroom

11'3" x 9'3" (3.43 x 2.84)

Two windows to the front, dressing area with two built in wardrobes door leading through to.

En-Suite

6'4" x 5'7" (1.94 x 1.72)

White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level wc.

Outside

Parking

Allocated parking space to the front of the property.

Tenure

Lease

155 Years from 1st November 2010.

Ground Rent / Service Charge

Ground rent - TBC

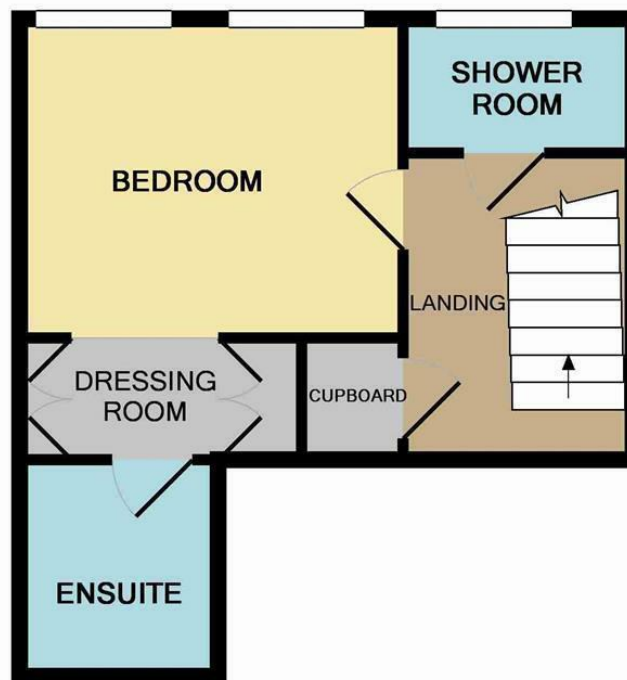
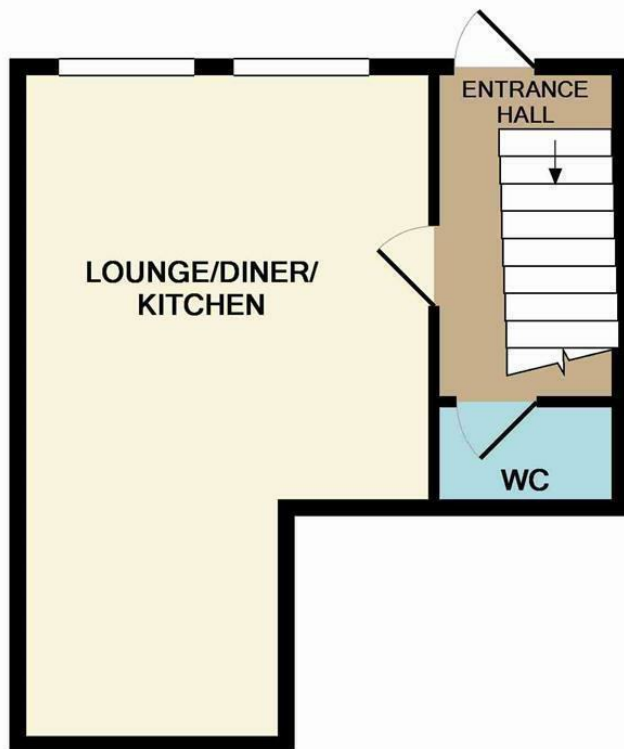
A service charge is payable, details on request.

Agents Note

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



TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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