

**RUSH
WITT &
WILSON**



**3 Fleetway Court New Lydd Road, Rye, East Sussex TN31 7RZ
£105,000**

Rush Witt & Wilson are pleased to offer a first floor apartment forming part of a small development in the heart of the popular village of Camber.

The well proportioned accommodation comprises of a living room with adjoining kitchen, two bedrooms and a bathroom. The property benefits from communal gardens and parking.

Considered equally suitable as a main residence, second home or investment purchase.

Offered chain free, for further information or to arrange a viewing, please contact our Rye office on 01797 224000.

Locality

Situated in the heart of the increasingly popular seaside village of Camber, with a range of daily amenities are readily accessible as is the beach incorporating the famous sand dunes. This forms part of the stunning coastline of the Rye Bay.

A short drive away is the ancient Cinque Port town of Rye with further shopping, sporting and recreational amenities as well as a railway station with regular services to Ashford where there are connecting highspeed services to London.

External stairs rise to the first floor, private entrance door leading through to:

Entrance Porch

5'2 x 2'11 (1.57m x 0.89m)

Door leading through to:

Living Room

15'7 x 11'11 (4.75m x 3.63m)

Window to rear overlooking the communal gardens, doorway leading through to:

Kitchen

8'8 x 7'5 (2.64m x 2.26m)

Window to front, fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, work surface incorporating a sink unit with side drainer, space and point for cooker, space for fridge, space and plumbing for washing machine, built in cupboard.

Inner Hallway

Access to loft space, doors off to the following:

Bedroom

12'5 x 9'11 (3.78m x 3.02m)

Window to rear, range of built in wardrobes.

Bedroom

10'7 x 7'11 (3.23m x 2.41m)

Window to front, built in cupboard.

Bathroom

7'6 x 4'7 (2.29m x 1.40m)

Window to front, white suite comprising panel enclosed bath, pedestal wash hand basin, low level wc, generous wall tiling.

Outside

Communal Gardens

Residents Parking

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.

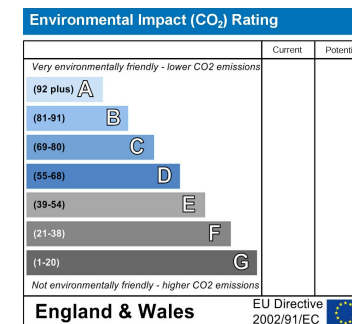
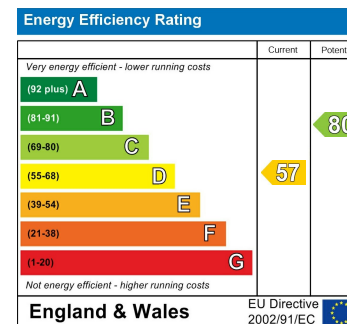
Council Tax Band - A

Leasehold

Service Charge £3,300 per annum

Ground Rent £121.50 per annum

47 years remaining on leasehold



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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