

**RUSH
WITT &
WILSON**



13 Marchants Drive, Rye, Sussex TN31 7RF
Guide Price £269,950

Rush Witt & Wilson are pleased to offer an extended and improved attached home forming part of this small residential development in the heart of Camber.

The well presented accommodation is arranged over two floors and comprises an entrance lobby, living room, kitchen/dining room with direct access to the garden, to the first floor there are three bedrooms and a family bathroom.

Externally there is an allocated parking space and an enclosed garden to the rear.

The property is considered equally suitable as a main residence, second home or investment purchase.

For further details and to arrange a viewing please contact our Rye office on 01797 224000.

Locality

The property forms part of a small residential development just a short walk from the beach, located in the increasingly popular seaside village of Camber which is famed for its sand dunes, these form part of the stunning coastline of the Rye Bay, a haven for sun lovers and water sports enthusiasts.

There are shops and public houses within the village whilst further shopping, sporting and recreational amenities found in the ancient Cinque Port town of Rye which is only a short drive way. Rye boasts a bustling High Street with many specialist and general retail stores, these are complimented by historic inns and restaurants as well as contemporary wine bars and eateries, there is a working quayside, weekly farmers' and general markets, primary and secondary schooling and a sports centre with indoor swimming

pool.

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 Lobby

Door to front, stairs rising to the first floor.

Living Room

15'1 x 14'7 (4.60m x 4.45m)

Two windows to front, deep understairs storage cupboard, double doors open to:

Kitchen/Dining Room

18'4 x 8'3 (5.59m x 2.51m)

The kitchen is extensively fitted with a range of modern cupboard and drawer base units with matching wall mounted cabinets, complementing work surface with inset sink unit, inset hob with drawers set beneath and extractor above, tower unit housing eye level double oven, space and plumbing for washing machine, space for fridge/freezer, window to rear. The dining area offers fitted units to match the kitchen, display/storage shelving, built in bench unit, window to rear, double doors opening to the garden.

First Floor

Landing

Shelved linen cupboard, access to loft space, doors off to the following:

Bedroom

11'7 x 11'5 (3.53m x 3.48m)

Window to rear.

Bedroom

11'3 x 8'5 (3.43m x 2.57m)

Window to front, build in cupboards.

Bedroom

9'5 xx 7'7 (2.87m xx 2.31m)

Window to front.

Bathroom

6'5 x 6' (1.96m x 1.83m)

Fitted with a white suite comprising a shaped bath with mixer tap, shower and screen over, vanity wash hand basin, low level wc, window to rear.

Outside

Rear Garden

Accessed from the kitchen/dining room, pedestrian gate to the side. Designed for ease of maintenance with a paved patio area and a small area of level lawn.

Allocated Parking Space

Agents Note

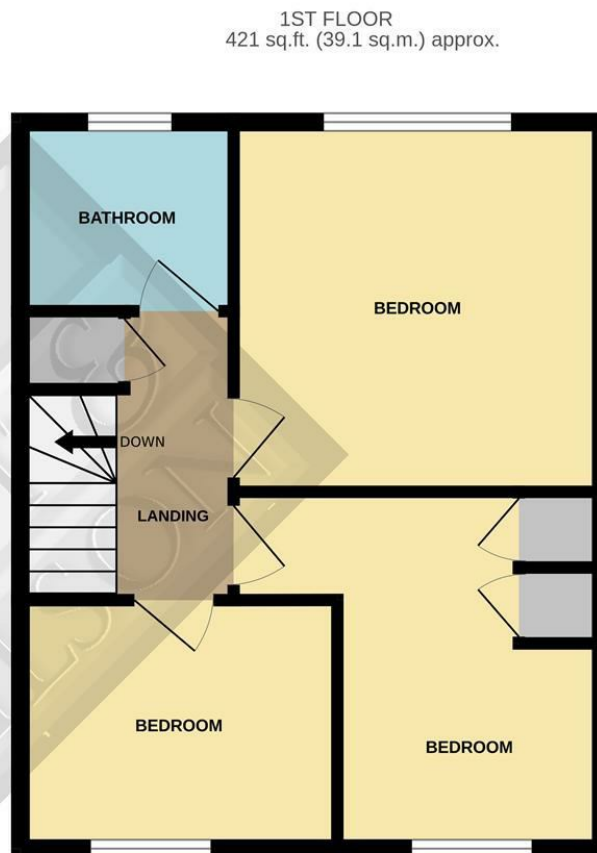
None of the services or appliances mentioned in these sale particulars have been tested.

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

Solar Panels

The owner has informed us that there are 16 panels (8 facing East & 8 facing West) fitted in approx. 2014 with a new inverter fitted in 2021



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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