

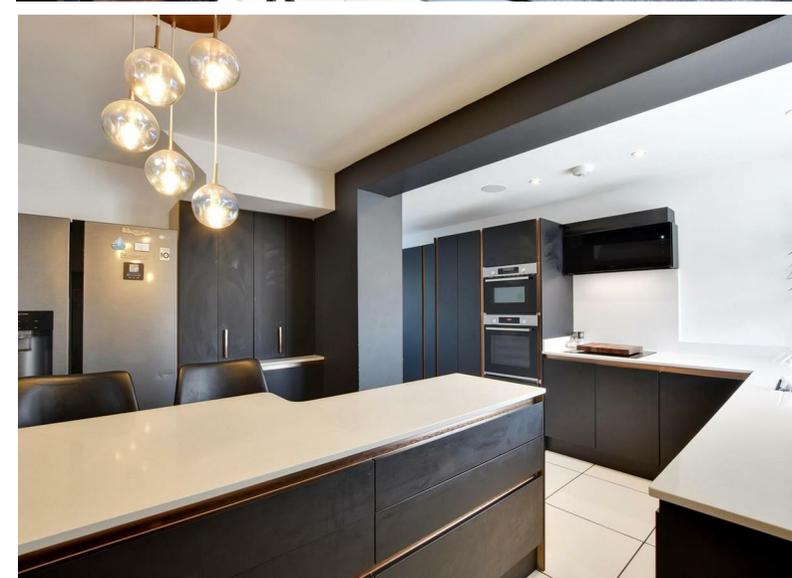
**RUSH
WITT &
WILSON**



**45 Denham Way, Rye, TN31 7XR
£375,000**

Rush Witt & Wilson are pleased to offer an extended and improved semi-detached family house forming part of a popular residential development in the heart of Camber.

The spacious and versatile accommodation is considered ideal for family occupation comprising four bedrooms, family bath/shower room, living room, family room, modern fitted kitchen/breakfast room and garden room with access to terrace and garden. The property benefits from oil fired central heating and SOLAR PANELS. Space to the front used for off road parking and the garden to the rear enjoying a southerly aspect.
To arrange a viewing or discuss please contact our Rye Office 01797 224000.



Locality

Situated in the heart of Camber close to the famous sand dunes and accessible to the range of daily amenities afforded by the village.

The stunning coastline 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 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.

Reception Area

10'2" x 6'7" (3.12m x 2.03m)

Skylight, range of built-in storage with sliding doors housing floor standing oil fired boiler.

Cloakroom/WC

4'5" x 3'0" (1.35m x 0.93m)

White suite comprising wash basin and low level w/c.

Family Room

15'8" x 8'7" (4.79m x 2.62m)

Window to the front.

Living Room

17'9" x 10'8" (5.43m x 3.26m)

Open plan to garden room and kitchen/breakfast room.

Kitchen/Breakfast Room

22'6" max x 14'2" (6.87m max x 4.33m)

A light and airy open plan double aspect space comprising modern kitchen, range of cupboard and drawer base units, matching wall mounted cabinets and upright units, one housing oven and grill, another with pull out basket storage, dresser style unit with double bi-fold doors and complimenting worksurface with inset sink and hob, integrated dishwasher, integrated washing machine, island unit/breakfast bar, further seating area, windows to the front and rear.

Garden Room

15'3" x 6'2" (4.65m x 1.88m)

Folding doors to terrace and garden.

First Floor Landing

With stairs rising from the reception area, access to loft space.

Bedroom

14'2" x 9'10" (4.32m x 3.01m)

Two windows to the rear and a additional recessed area.

Bedroom

11'6" x 9'10" (3.52m x 3.01m)

Window to the rear.

Bedroom

12'5" x 9'6" (3.8m x 2.91m)

Window to the front.

Bedroom

9'9" x 6'3" (2.98m x 1.92m)

Window to the front.

Bath/Shower Room

9'3" x 5'9" (2.84m x 1.77m)

A modern white suite comprising double ended bath with centre mounted tap, suspended wash hand basin and low level w/c, large separate shower and window to the front.

Outside

There is a hardstanding providing off road parking, a further

area housing oil storage tank and a small area of lawn.

The rear garden enjoys a southerly aspect and incorporates a large terrace accessed directly from the garden room and an area of level lawn.

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 - C



GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



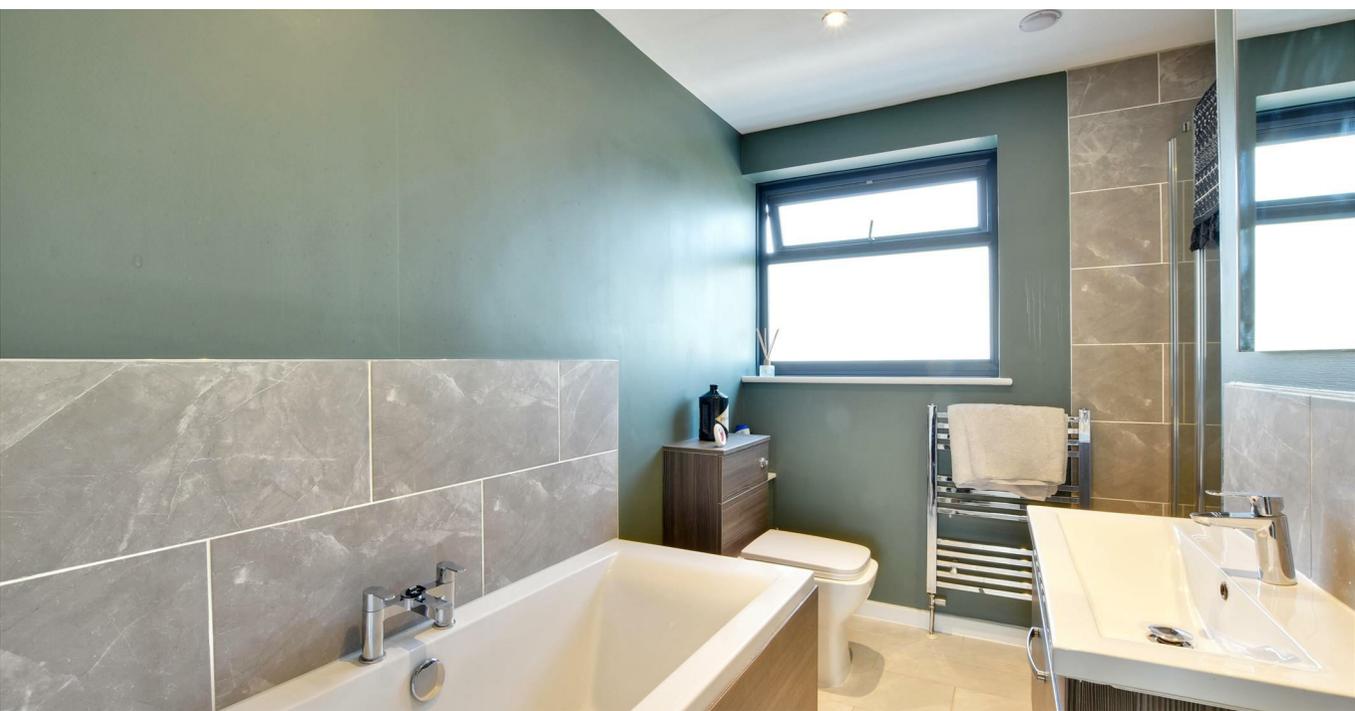
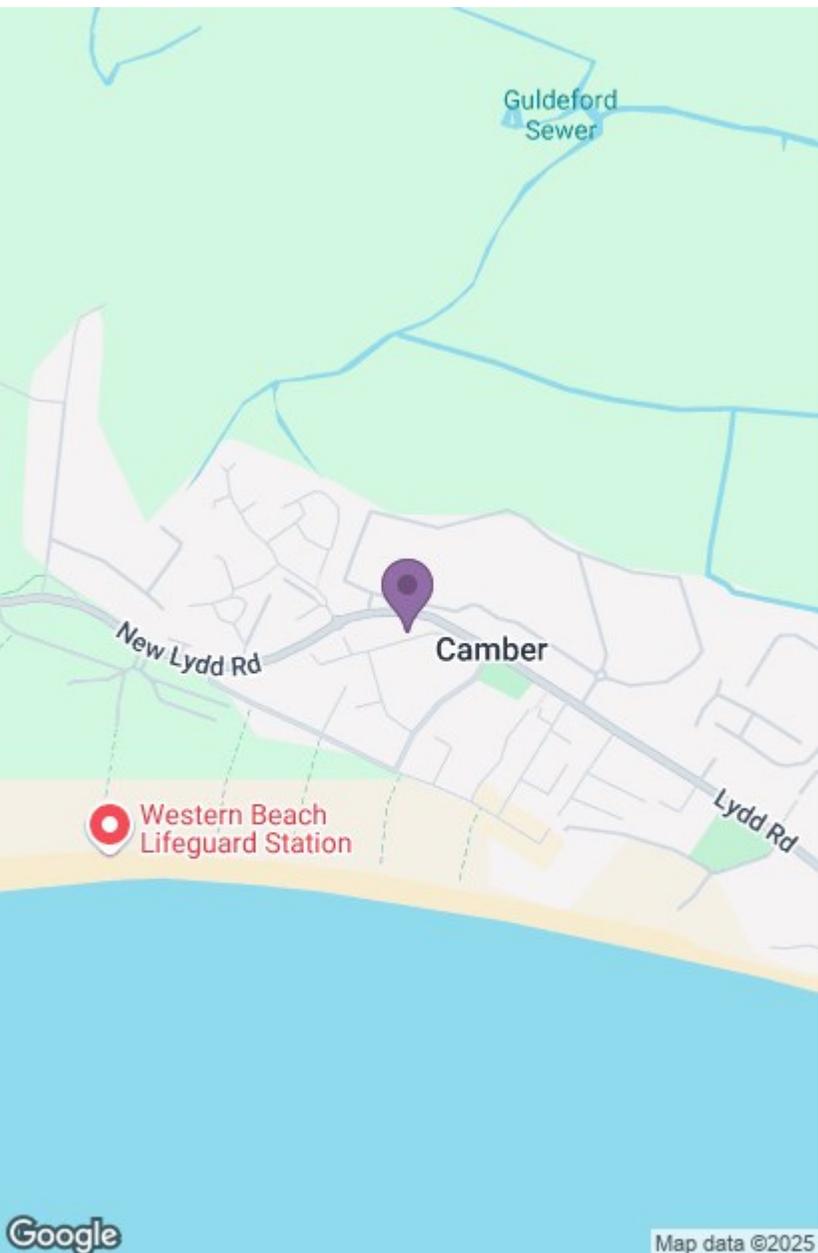
TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	98
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-18) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**RUSH
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