

**RUSH
WITT &
WILSON**



**RUSH
WITT &
WILSON**
FOR SALE
01797 224000
rushwittwilson.co.uk

**Pebbles & The Chalet Sea Road, Camber, Rye, East Sussex TN31 7RR
Guide Price £427,500 Freehold**

SANDY LANE LOCATION JUST A SHORT WALK TO THE BEACH

Rush Witt & Wilson are pleased to offer a unique property comprising of 2 x two bedroom dwellings.

SUITABLE AS A MAIN RESIDENCE OR AN IDEAL HOME / INCOME OPPORTUNITY

Pebbles is a detached bungalow comprising dining hall, central double aspect living room, two bedrooms, one with en-suite bathroom and dressing room and a kitchen.

The chalet is a self contained unit located to the rear and comprises open plan living room/ kitchen, two inter connecting bedrooms and a bathroom.

Parking to the front and westerly facing garden to the rear.

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





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

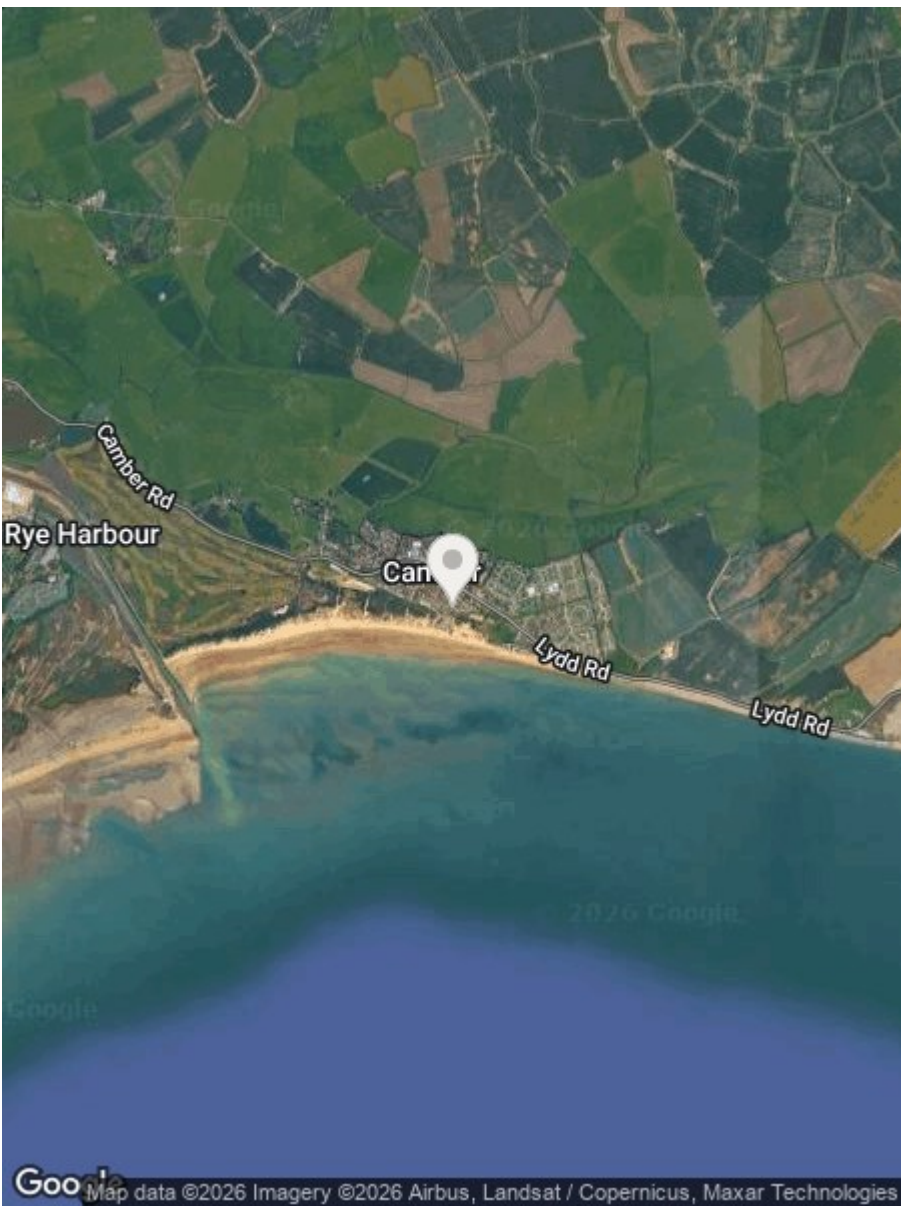
107.5 m²

1157 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pebbles Council Tax Band - B
The Chalet Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**