

**RUSH
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WILSON**



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**1 Camber Close, Bexhill-On-Sea, East Sussex TN40 2NA
£425,000 Freehold**

About this property

An exceptional opportunity to acquire this spacious and beautifully presented four-bedroom detached home, complete with a self-contained annex and thoughtfully designed wheelchair-friendly accommodation. The property offers bright and versatile living throughout, featuring a stunning kitchen/breakfast room with a central island, perfect for both everyday family living and entertaining. There are bathroom facilities on both the ground and first floors, providing convenience and flexibility for modern living. Additional benefits include gas central heating, double-glazed windows and doors, and extensive off-road parking for multiple vehicles. Ideally located close to local primary schools and Bexhill College, the property also offers easy access to Ravenside Retail Park, with a wide range of shops, supermarkets, and leisure facilities. Externally, the home boasts private front and rear gardens, offering excellent outdoor space for relaxation and entertaining.

Viewing is highly recommended and is strictly by appointment through RWW Sole Agents.

Prospective buyers are invited to explore the property through our new 360° virtual tour, allowing you to walk through and experience the home from the comfort of your own device.





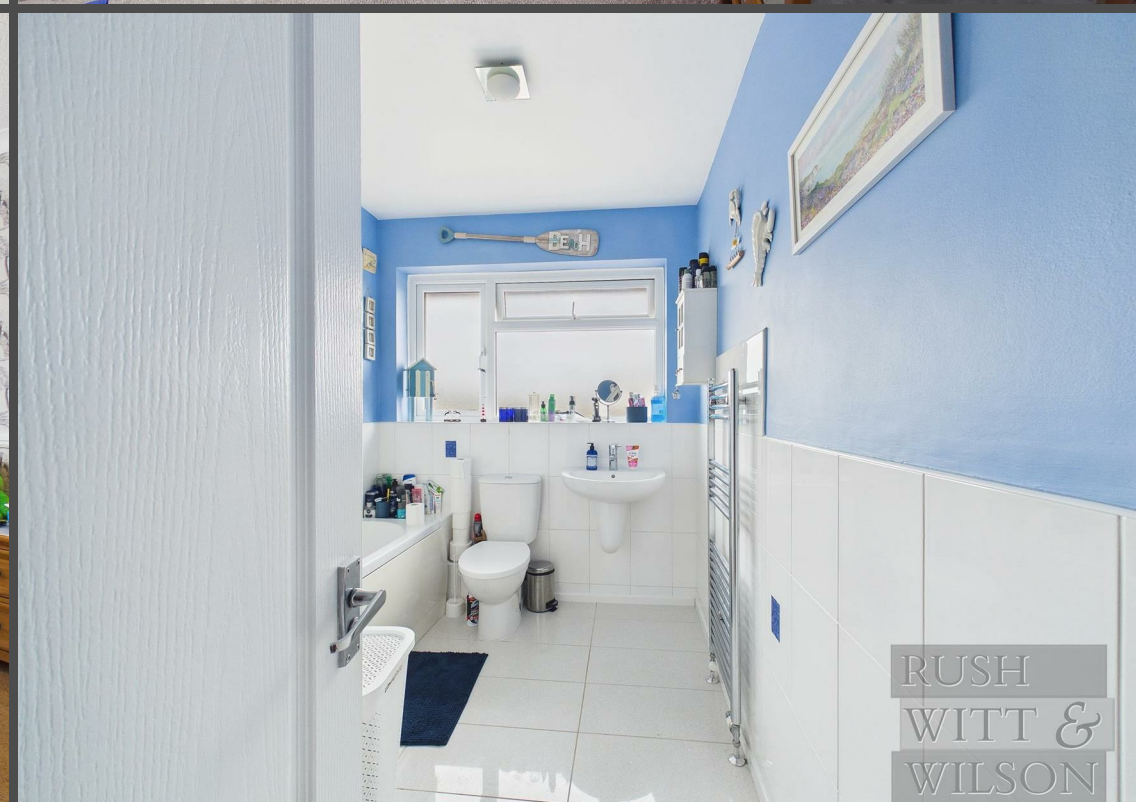
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Floor 0



Floor 1



Approximate total area⁽¹⁾

130 m²

1400 ft²

Reduced headroom

0.1 m²

1 ft²

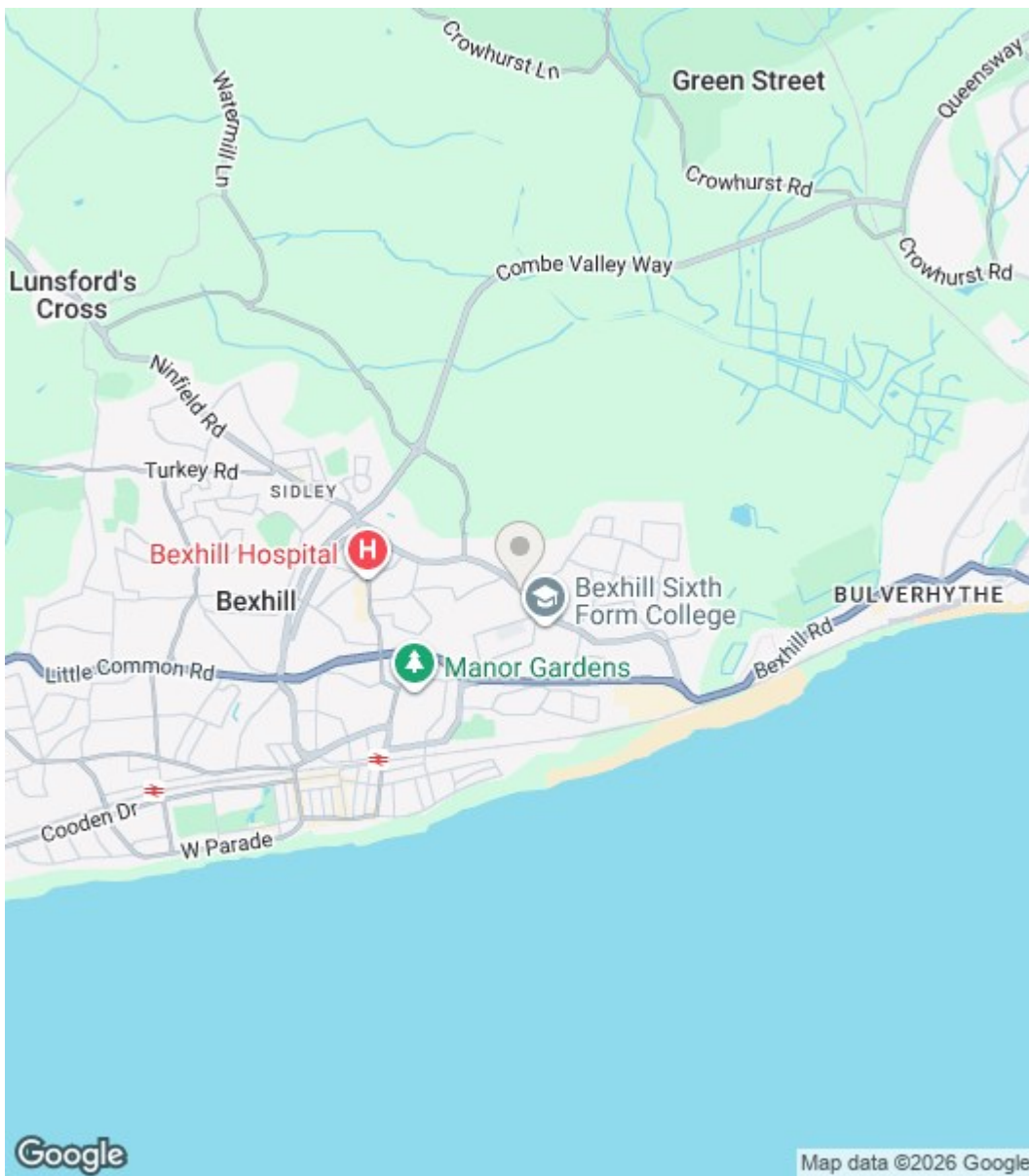
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		
England & Wales	EU Directive 2002/91/EC	73 78

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	

Council Tax Band - D

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>

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