

**RUSH  
WITT &  
WILSON**



**30 Marsh Way, Rye, East Sussex TN31 7WQ**  
**Guide Price £340,000**

**Rush Witt & Wilson are pleased to offer a well presented townhouse built in 2014, offering spacious and versatile accommodation that is arranged over three floors.**

**The ground floor comprises entrance hallway, cloakroom/wc, study, open plan kitchen and dining/ living room with direct access onto the rear garden. On the first floor a light and spacious sitting room with Juliet style balcony to the front, master bedroom with en-suite shower room. On the top floor there are two further double bedrooms and a family bathroom.**

**There is a garden to the rear which has been designed for ease of maintenance incorporating a decked terrace, beached areas and a garden shed to the rear. The property also benefits from allocated tandem parking for two cars.**

**The property is being offered chain free and could be available for early occupation, for further information and to arrange a viewing please contact our Rye office 01797 224000.**



## Locality

The property forms part of the popular white sand development within the coastal village of Camber, this stunning coastline incorporates the famous sand dunes and forms part of the Rye bay which is also home to miles of open shingle beach that extend from a nature reserve at Rye harbour to the cliffs at Fairlight. The village has become a haven for water sports enthusiasts although there are many activities available locally and numerous places of general and historic interest.

The ancient Cinque Ports Town of Rye is only a short drive away accessed via regular bus service and a cycle path. Rye offers a bustling High Street with a fine selection of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries. There is also the famous cobbled Citadel, working quayside, weekly farmers/general markets and a railway station which allows access to Brighton in the west and to Ashford where there are connecting high speed services to London.

## Entrance Hallway

Double cupboard housing wall mounted gas fired boiler, stairs rising to the first floor, doors off to the following:

## Cloakroom/WC

5'4 x 2'9 (1.63m x 0.84m)

Wash hand basin, wc.

## Study

10'0 x 6'1 (3.05m x 1.85m)

Window to front.

## Kitchen

10'0 x 9'6 (3.05m x 2.90m)

Fitted with a range of modern cupboard and drawer base units, integrated dishwasher, integrated washing machine, upright unit housing fridge/freezer, matching wall mounted cupboards, complimenting worktop with inset sink, inset ceramic hob with oven/grill beneath, stainless steel backplate with extractor hood over, open plan to:

## Dining / Living Room

12'10 x 12'9 (3.91m x 3.89m)

Deep understairs storage cupboard, double doors to the rear leading to the decked terrace and gravel garden.

## First Floor

### Sitting Room

12'11 x 12'7 (3.94m x 3.84m)

Window to the front, double doors with Juliet balcony.

### Master Bedroom

12'10 x 9'10 (3.91m x 3.00m)

Two windows to the rear, built in wardrobes, door through to:

### En-Suite Shower Room

7'1 x 5'1 (2.16m x 1.55m)

Shower cubicle, pedestal wash hand basin, low level wc, generous wall tiling.

## Second Floor

### Bedroom

12'11 x 11'10 (3.94m x 3.61m)

Two windows to the front, freestanding wardrobe and chest of drawers, built in cupboard.

### Bedroom

12'11 x 11'5 (3.94m x 3.48m)

Two windows to the rear, freestanding wardrobe, built in cupboard housing the immersion heater and water tank, access to loft space.

### Bathroom

6'4 x 5'10 (1.93m x 1.78m)

White suite comprising panel enclosed bath with mixer tap and shower attachment with glazed screen, pedestal wash hand basin, low level wc, generous tiling.

## Outside

### Front Garden

Planted borders to the front.

## Rear Garden

Of a good size incorporating a decked terrace and further beach areas with stepping stone path to rear gate and pedestrian access, This leads out to the communal parking area where there is an allocated tandem space affording off road parking for two cars. This is accessed beneath the adjoining Coach House.

## Service Charge

£44 pcm.

## Agents Note

Contents of the property are available via separate negotiation.

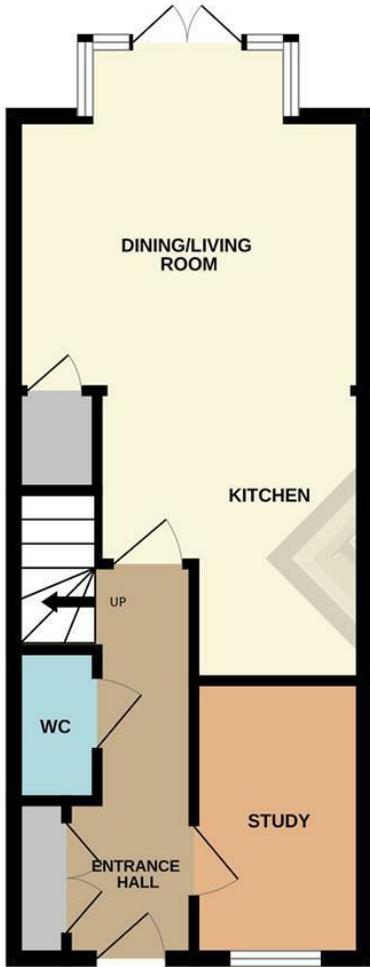
None of the services or appliances mentioned in these sale particulars have been tested.

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.

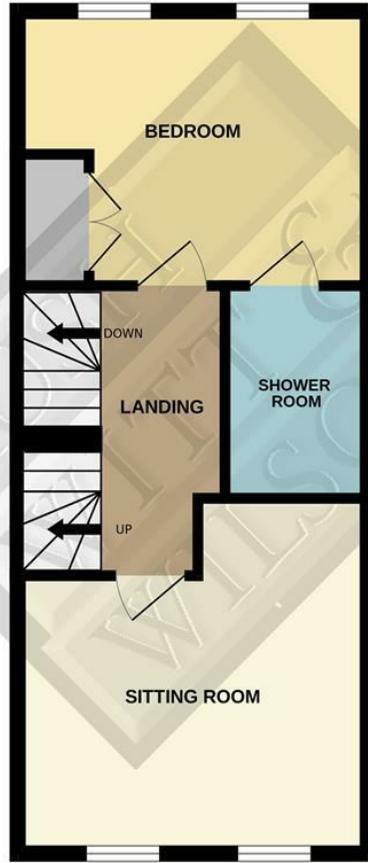
Council Tax Band – E



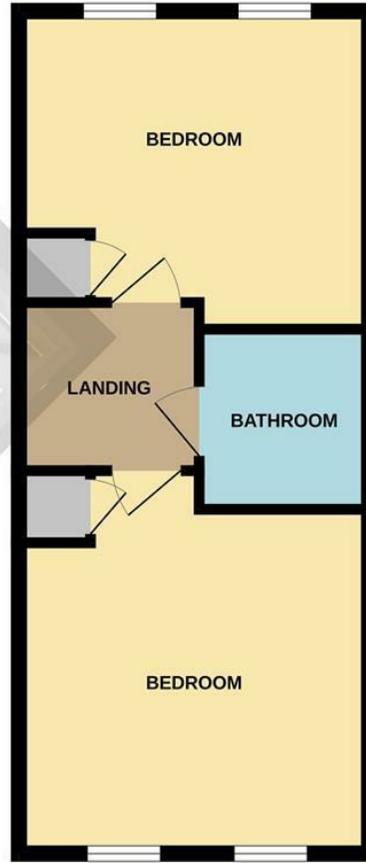
GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



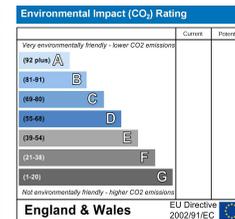
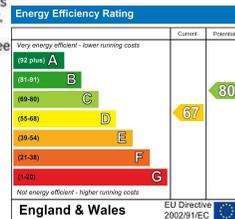
2ND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.

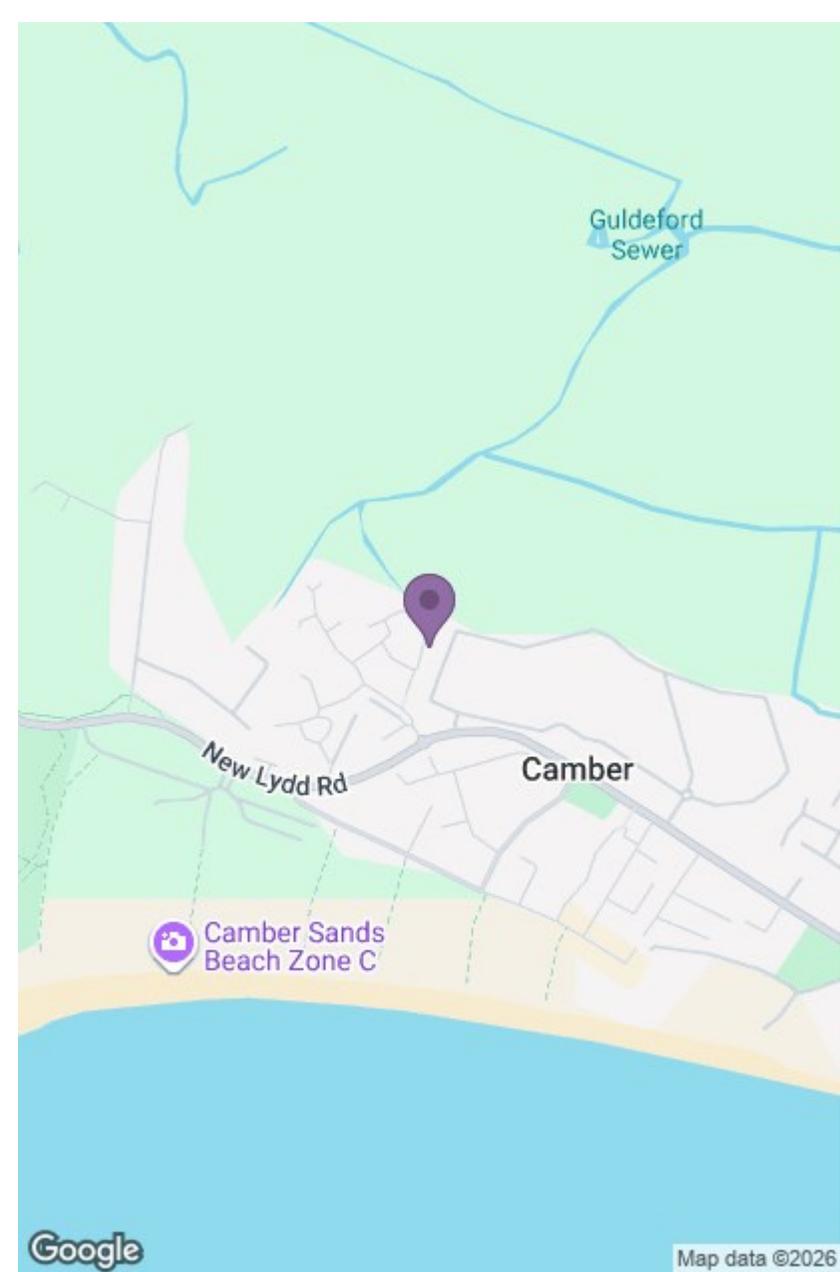


TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

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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