

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located on the popular residential Whitesands development in the coastal village just a few hundred yards from the vast stretch of sandy beach at Camber Sands where a variety of activities can be enjoyed including kite surfing, land yachting & horse riding. Water sports are taught at Rye Water Sports Lake (1 mile). Nearby road links provide access to the M20 (junction 10) Ashford which provides further links by both road and rail). Camber village offers a range of facilities for day to day needs as well as pubs and restaurants. The nearby Ancient Town and Cinque Port of Rye affords a wider range of amenities together with a railway station offering a service to Eastbourne and Ashford with High Speed connection to London St. Pancras in 37 minutes. Rye Citadel is famed for its historical associations cobbled streets and architecture with St Mary's Church and the popular Mermaid Inn. Other activities and facilities in the area include Rye Golf Club (situated in Camber) as well as Lydd Airport providing aircraft links to Le Touquet and potentially beyond.

As mentioned the development is close to Camber Sands beach and therefore attracts a range of buyers including buy to let investors including second home/holiday let buyers. Phillips and Stubbs Letting Department suggested a rental figure of £1500.00 per calendar month on an Assured Periodic Tenancy.

Situated within a mixed terrace of houses, this 'Pipit' style property presents weatherboarded elevations set with double glazed windows beneath a slate roof.

Front door into the entrance hall with stairs to the first floor, cupboard under and cloakroom comprising wc and wash hand basin.

Kitchen/dining room fitted with a range of base and wall mounted units, double oven, electric hob with extractor fan over, built in fridge and freezer. Double doors out to the rear garden. Family room with window to rear.

First floor landing with stairs to the second floor. The living room has doors out to a front balcony and bedroom 3 has a Juliet balcony to the rear.

Second floor landing with doors to bedrooms 1 and 2 plus family bathroom. Bedroom 1 has built in wardrobe cupboards and en suite shower room.

Outside

The rear garden is decked for ease of maintenance and there is a side door into the detached double garage with twin up and over doors, light and power connected, good sized loft storage above.

Further information

Local Authority: Rother District Council. Council Tax Band E

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 1800 Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £395,000 Freehold

5 Baker Way, Camber, Rye, TN31 7SN



This well-presented house located in Camber offers a comfortable living with three bedrooms, there are two bathrooms. Additionally, the property includes an enclosed rear garden and detached double garage with loft space.

- Family home set over 3 floors • 3 bedrooms • Ensuite to bedroom 1 • Family bathroom • Kitchen/dining room • Family room • Double garage with loft space • Spacious 1,297 sq ft house • Offered chain free • Close to local amenities



Directions: Entering Camber from the Rye direction, at the mini roundabout, turn left into Whitesands Drive and then take the first turning right into Baker Way where the property will be seen on the left hand side.

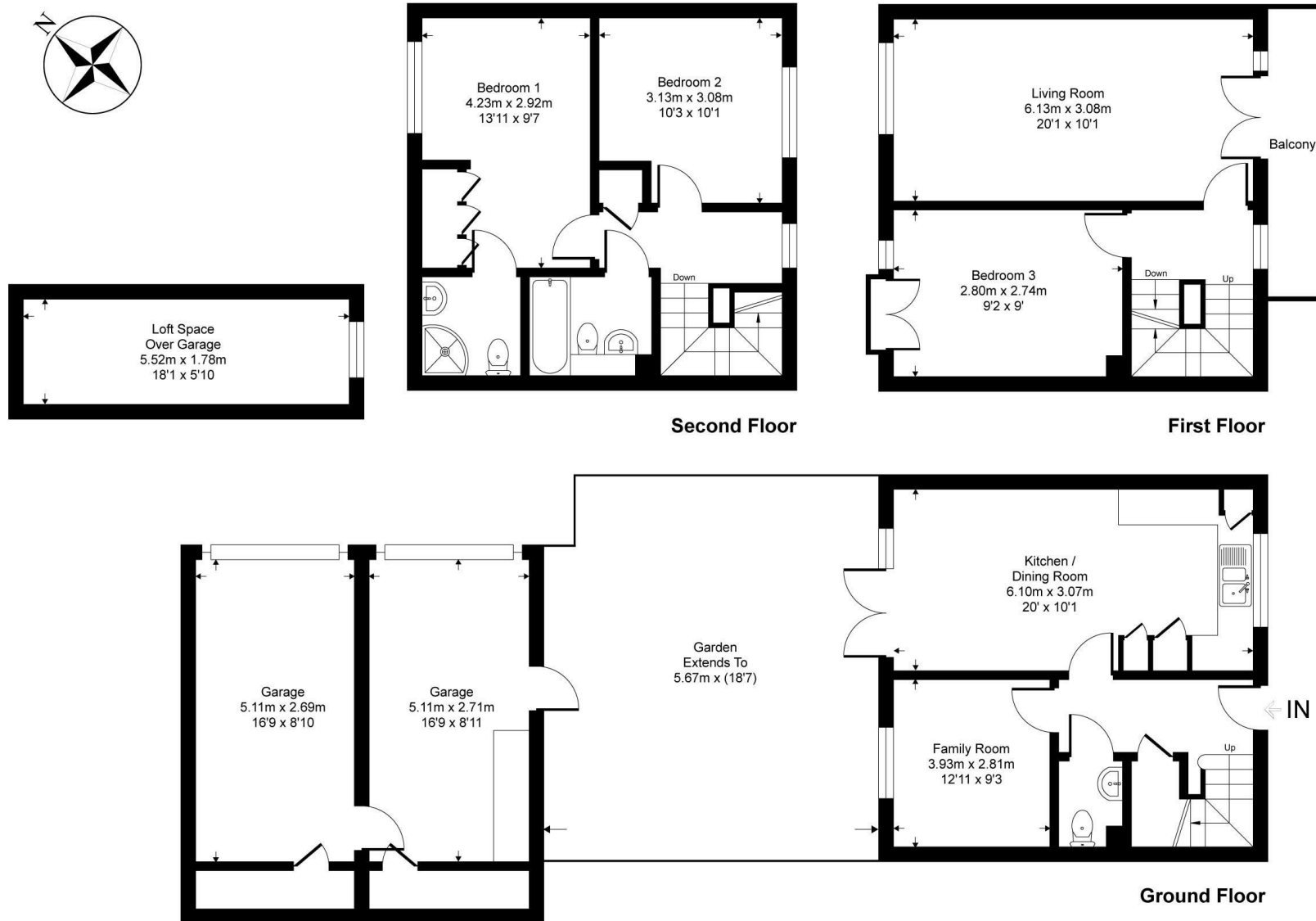
EPC: D
Local Authority: Rother
Council Tax Band: E

Baker Way

Approximate Gross Internal Area = 120.4 sq m / 1297 sq ft

Approximate Garages Internal Area = 31.8 sq m / 343 sq ft

Approximate Total Internal Area = 152.2 sq m / 1640 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk