

**RUSH  
WITT &  
WILSON**



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**8 Sea Holly Walk, Camber, Rye, East Sussex TN31 7UW**  
**Guide Price £300,000**

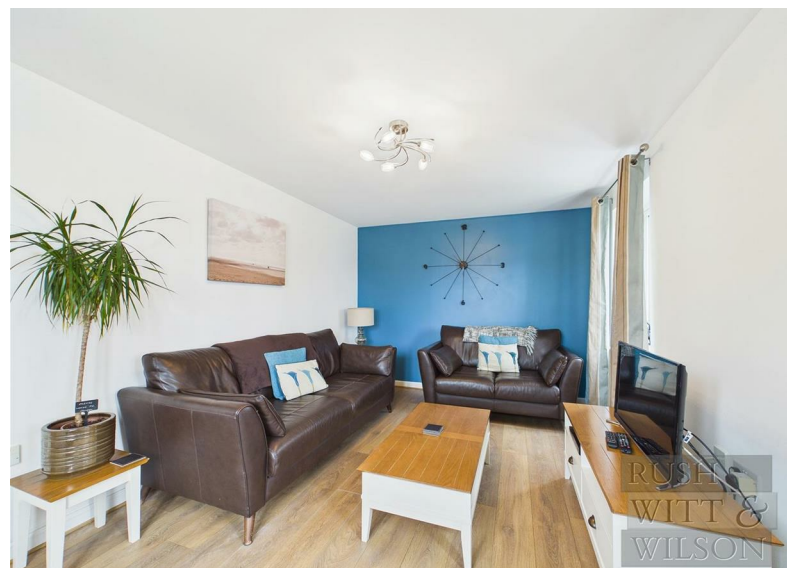
**ONLY MINUTES FROM BEAUTIFUL BEACH / SAND DUNES**

**Rush, Witt & Wilson are pleased to offer an attached house with attractive weather boarded elevations, forming part of the popular White Sand Development.**

**The well presented accommodation is arranged over two floors and comprises a double aspect living room, open plan kitchen/dining room and cloakroom on the ground floor. Three bedrooms, one with en-suite shower room and a family bathroom on the first floor. Carport parking. Low maintenance garden enjoying a south / westerly aspect. Double glazing and gas fired central heating.**

**OFFERED CHAIN FREE .**

**For further information and to arrange a viewing please call our Rye office 01797 224000**



**Hallway**

11'5 x 6'5 (3.48m x 1.96m)

**Living Room**

15'8 x 9'11 (4.78m x 3.02m)

**Dining Room**

8'10 x 9'3 (2.69m x 2.82m)

**Kitchen**

6'6 x 9'3 (1.98m x 2.82m)

**Cloakroom/WC**

3'11 x 6'6 (1.19m x 1.98m)

**First Floor****Landing**

4'6 x 8'11 (1.37m x 2.72m)

**Bedroom**

8'8 x 13' (2.64m x 3.96m)

**En-Suite**

6'8 x 4'3 (2.03m x 1.30m)

**Bedroom**

8'9 x 9'11 (2.67m x 3.02m)

**Bedroom**

6'9 x 7' (2.06m x 2.13m)

**Bathroom**

6'7 x 5'5 (2.01m x 1.65m)

**Agents Note**

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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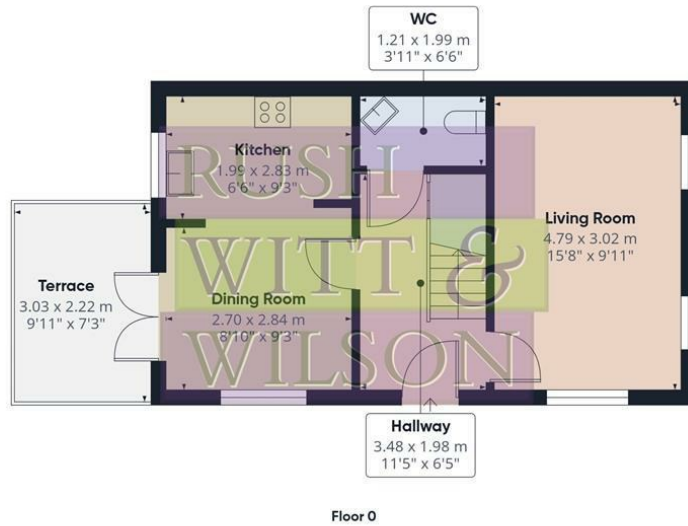
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Approximate total area<sup>m</sup>

73.7 m<sup>2</sup>  
794 ft<sup>2</sup>

Balconies and terraces

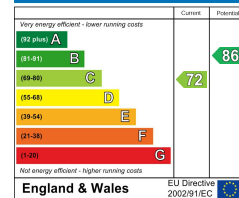
6.7 m<sup>2</sup>  
72 ft<sup>2</sup>

(1) Excluding balconies and terraces

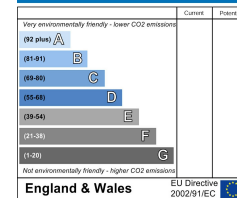
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

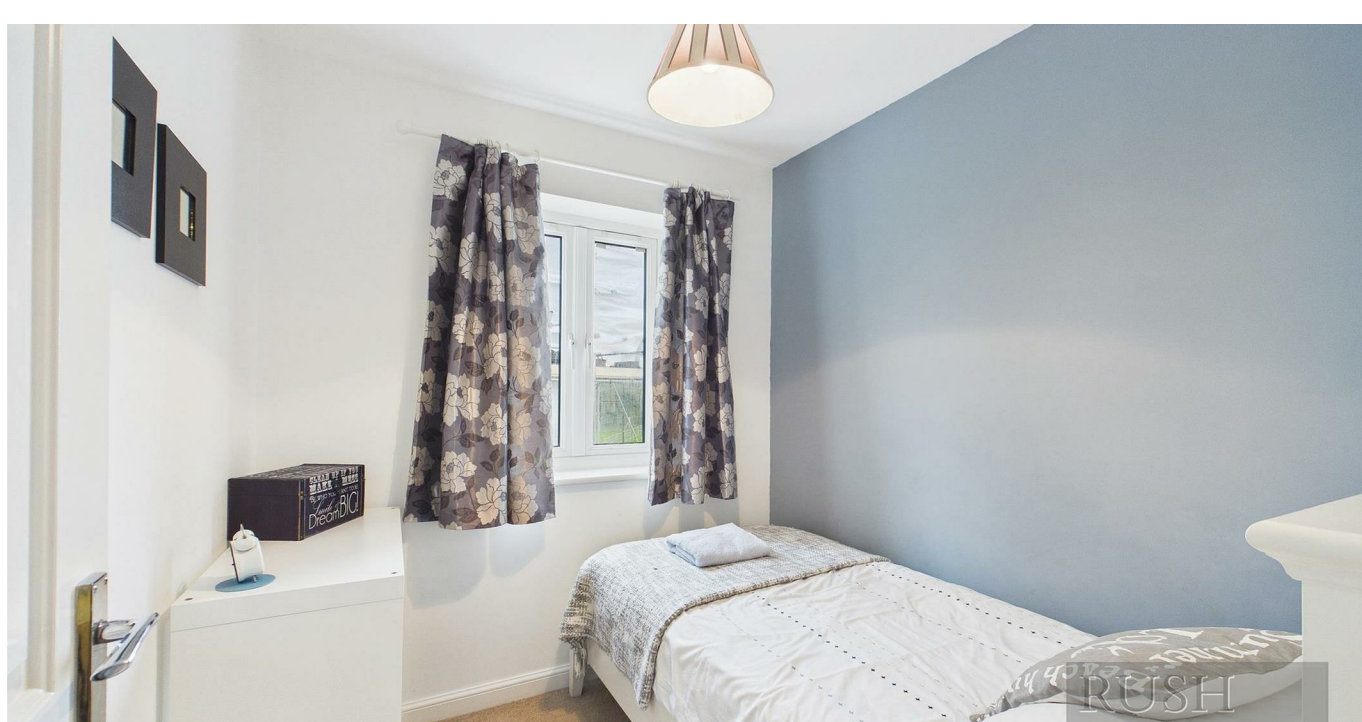
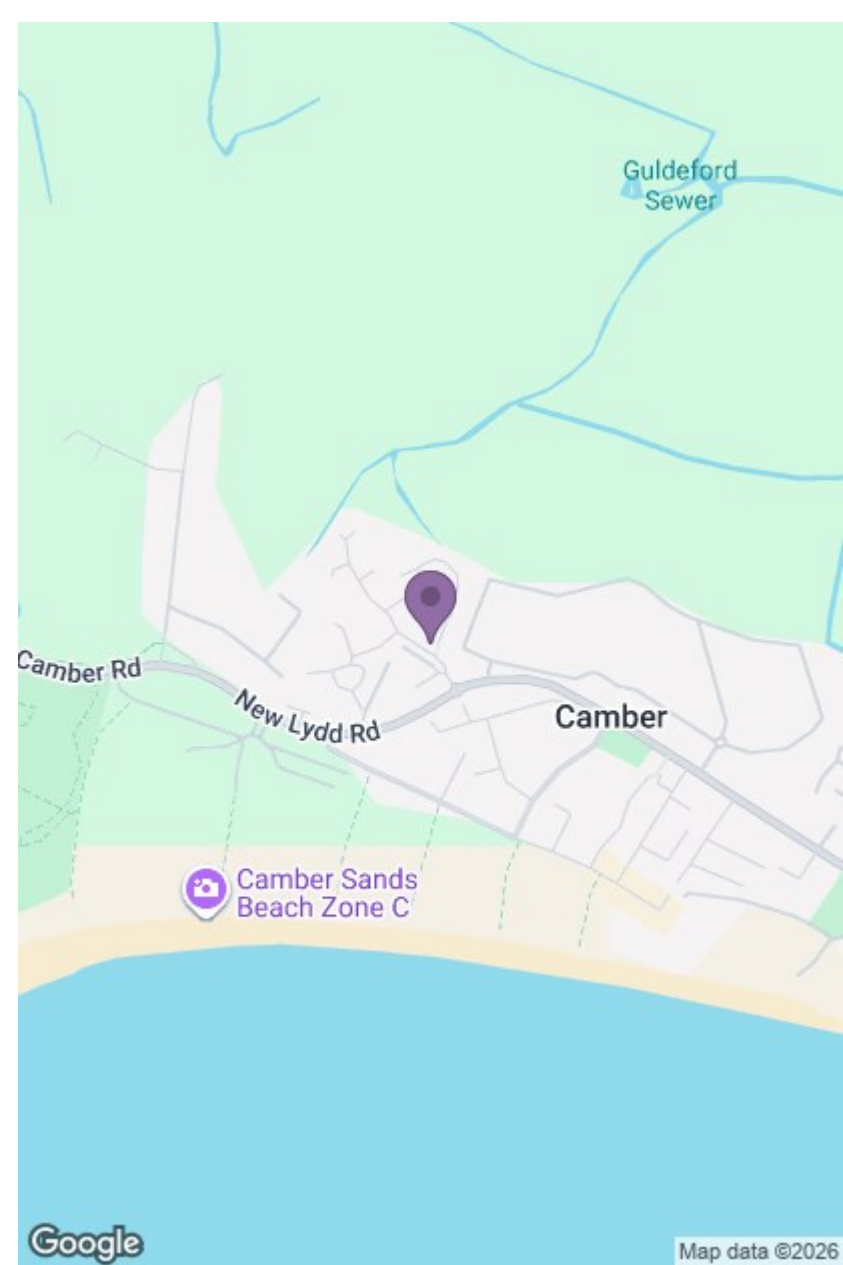
GIRAFFE 360

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**





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Lettings & Property Management**



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