

1 Lapwing Close, Rye, TN31 7US
Guide Price £350,000 Freehold

Rush Witt & Wilson are pleased to offer a well presented attached double fronted house forming part of a popular residential development in the ever popular coastal village of Camber. The well proportioned accommodation is arranged over two floors, there is a generous entrance hallway, cloakroom, double doors opening to a living room, further set of double doors then connecting to the garden room. Also on the ground floor there is a generous double aspect kitchen/diner and to the first floor there are three bedrooms, one with an en-suite shower room and also a family bathroom, there is an area of garden predominately to the left hand side which is accessed from the garden room but with a separate pedestrian gateway, this has been designed for ease of maintenance incorporating a decked terrace and shingled areas, there is a good size garage en-bloc and the property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase and is being offered chain free. Forming part of the popular Whitesand development within the seaside village of Camber. The stunning coastline incorporates the famous sand dunes and forms part of the Rye Bay which is also home to miles of open sandy beach which extend from a nature reserve at Rye Harbour to cliffs at Fairlight.

Camber as become a haven for water sports enthusiasts, however there are many other activities available locally including places of general and notable historic interest. The ancient Cinque Port town of Rye is only a short drive away with its bustling High Street where there is an array of specialist and general retail stores which are complemented by historic inns and restaurants as well as contemporary wine bars and eateries. There is also the famous cobbled citadel, working quayside and weekly markets. A railway station in Rye allows easy access to the city of Brighton in the west and to Ashford where there are connecting, high speed, services to London








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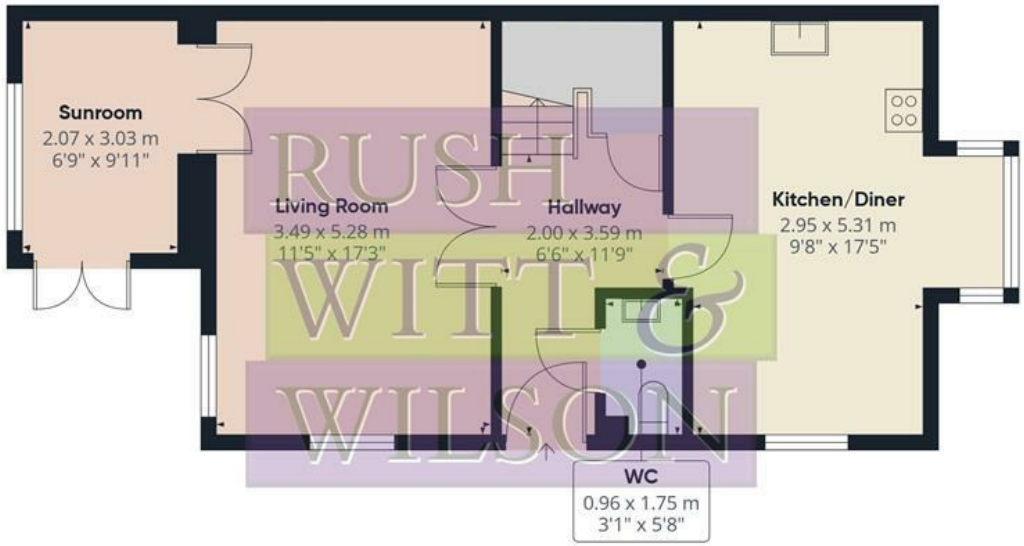

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Floor 0



Floor 1



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Approximate total area(1)

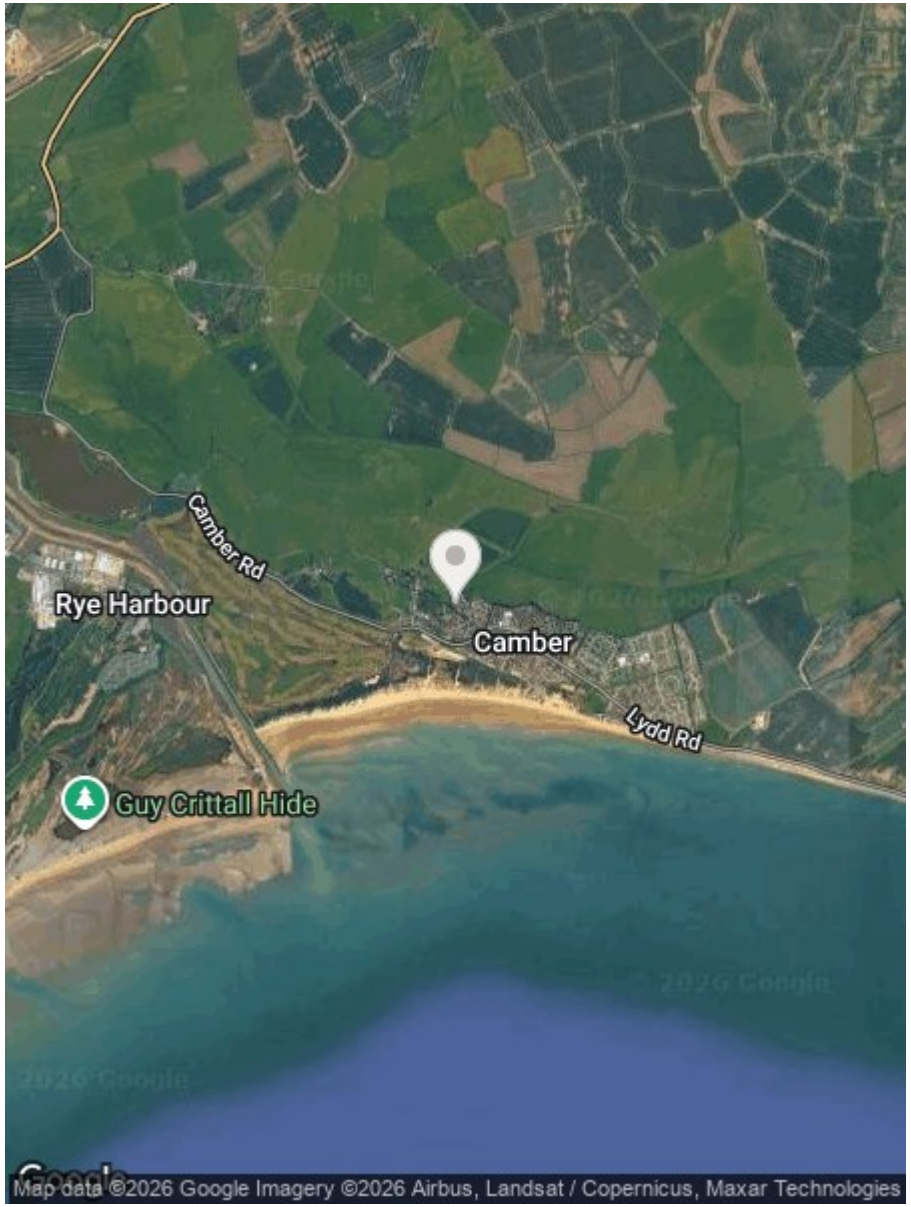
96.6 m²

1040 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



Council Tax Band - TBA

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:

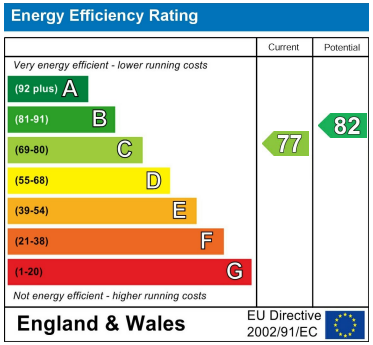
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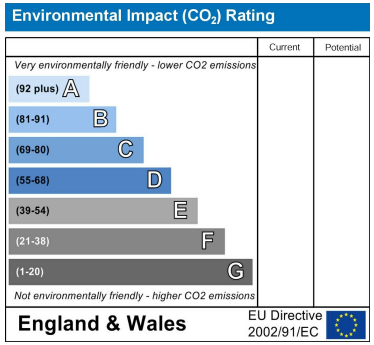
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