

**RUSH  
WITT &  
WILSON**



**27 Marchants Drive, Camber, East Sussex TN31 7RF**  
**Guide Price £269,950**

## **TUCKED AWAY LOCATION YET ONLY MINUTES FROM THE BEACH**

rush Witt & Wilson area pleased to offer a well presented mid terrace home comprising living room, kitchen/breakfast room and conservatory on the ground floor and two bedrooms, bathroom on the first floor. Gardens to front and rear, garage en-bloc and the benefit of two further parking spaces.

The property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase.

For further information or to arrange a viewing please contact our Rye Office 01797 224000.

### **Locality**

The property is situated just a short walk from the beach within the increasingly popular seaside village of Camber, famed for the sand dunes which form part of the stunning coastline of the Rye Bay, a haven for sun lovers and water sports enthusiasts.

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, working quayside, weekly farmers' and general 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.

### **Entrance Hallway**

Door to the front, stairs rising to the first floor, door to:

### **Living Room**

14'9 x 10'4 (4.50m x 3.15m)

Window to front, understairs storage, connecting glazed panelled door to:

### **Kitchen/Breakfast Room**

13'8 x 8'6 (4.17m x 2.59m)

Fitted with a range of modern cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock worktop with inset sink, upright unit housing oven, grill and microwave, space for fridge/freezer, tiled floor, open plan to:

### **Conservatory**

12'7 x 9'6 (3.84m x 2.90m)

Double doors to the rear leading out to the garden.

### **First Floor**

#### **Landing**

Access to loft space, shelving linen cupboard housing wall mounted boiler.

#### **Bedroom**

13'8 max x 11'1 including recessed area (4.17m max x 3.38m including recessed area)

Window to the front.

#### **Bedroom**

12'2 x 7'1 (3.71m x 2.16m)

Window to the rear.

#### **Bathroom**

6'4 x 6'1 (1.93m x 1.85m)

Window to the rear, white suite comprising panelled bath with shower and screen over, pedestal wash basin, wc.

### **Outside**

#### **Front Garden**

Small area of lawned garden to the front with picket style fencing.

#### **Rear Garden**

Incorporates a paved terrace and further small area of lawn, timber garden store.

#### **Garage & Parking**

En-bloc with up and over door with parking space opposite and a further parking space in Marchants Drive.

### **Agents Note**

Council Tax Band - B

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.

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