

**RUSH
WITT &
WILSON**



**Willow Dale Draffin Lane, Camber, East Sussex TN31 7RA
Offers In Excess Of £400,000**

Rush, Witt & Wilson are delighted to present to the market this detached bungalow on a large plot with potential to either enhance or knock down, at the very end of the increasing popular Draffin Lane.

Found moments walk from the beach, but with an extremely private position, there is good reason why this property has not been on the market for in excess of 50 years.

The current accommodation comprises entrance porch, open plan living/diner, kitchen, further reception room, bedroom, inner hallway with two further bedrooms, one with a potential en-suite and a shower room.

A garage to the side provides additional parking to compliment the large driveway to the front.

The large front and rear gardens are a particular feature for any keen gardeners.

To avoid disappointment, contact our Rye office to arrange to view on 01797 224000.

Locality

Situated in a favoured lane on the outskirts of Camber, an increasingly popular seaside village, located only a short walk from the famous sand dunes, miles of open beach and a newly constructed promenade. The village has become a haven for water sports enthusiasts although there are many other activities available locally including places of general and 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, weekly farmers' and general markets.

Entrance Porch

Wooden flooring, door leading to:

Lounge/Diner

18'8" x 13'7" narrowing to 8'6" (5.69 x 4.16 narrowing to 2.61)
Wooden flooring, double glazed window into bay to front, double glazed window to rear overlooking the garden, loft access. Access to:

Bedroom Three

11'11" x 10'1" (3.65 x 3.09)
Carpeted, double glazed window to front into bay.

Reception Room/Bedroom Four

9'7" x 8'6" (2.94 x 2.60)
Carpeted, double glazed window to front into bay, housing meters and fuseboard.

Inner Hallway

Accessed from lounge/diner. Wooden flooring, storage cupboard, radiator, double glazed door leading to rear garden. Doors off to the following:

Bedroom Two

12'3" x 9'7" (3.75 x 2.93)
Wooden flooring, double glazed window to side.

Bedroom One

13'1"x 8'8" (4.01x 2.65)
Double glazed window to rear, door to:

Current Storage Room/Potential En-Suite

8'9" x 4'9" (2.67 x 1.46)
Double glazed window to rear.

Shower Room

8'8" x 4'9" (2.65 x 1.45)
Wooden flooring, low level WC, corner basin, extractor fan, double glazed window to side.

Garage

19'5" x 12'7" (5.94 x 3.85)
With up & over door, light & power.

Large Workshop

Found with light & power.

Rear Garden

Primarily laid to lawn with a range of flowerbeds and wild flowers including orchids.

Front Garden

Primarily laid to lawn with a range of flowers.

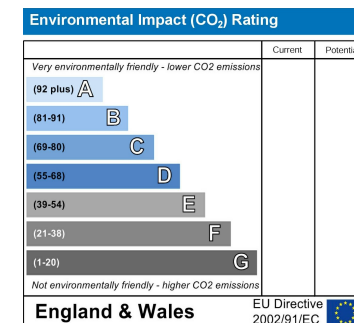
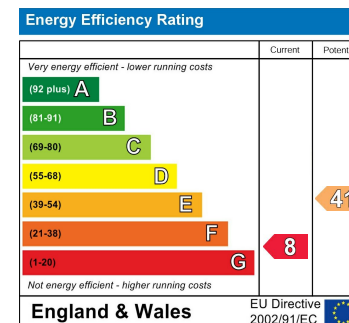
Driveway

Concrete driveway accessed directly from Draffin Lane.

Agents Note

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.





TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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