RUSH WITT & WILSON

Errisbeg First Avenue, Camber, East Sussex TN31 7FQ
Guide Price £325,000

Rush Witt & Wilson are delighted to offer this two double bedroom bungalow set in a sought-after Camber location close to the dunes and stunning sandy beach that provides scope to further extend or even redevelop, subject to necessary consents.

The property is accessed via an entrance porch and comprises of a spacious living room to the rear opening out to the dining room and kitchen. A central hallway then leads towards the bathroom and two double bedrooms at the front of the property.

To the front is access to a large workshop space which runs from the front to rear of the property and at the rear is the garden with paved patio area and lawn. Here you will find the oil-fired boiler and tank. At the end of the garden is gate access that leads out towards the beach making this the ideal seaside location.

Side porch
Leading to the front door and rear door

Living Room
17'4" x 9'11" (5.303 x 3.038)
Set at the rear of the property with dual windows looking out to the garden

Dining Room
9'11" x 7'0" (3.039 x 2.139)
Continues open-plan from the living room with window to the side

Kitchen
10'2" x 7'0" (3.100 x 2.139)
Open from the dining room the kitchen has a range of units with space for appliances and window to the side

Bathroom
6'9" x 5'10" (2.082 x 1.782)
Suite comprising of Bath, W.C and wash hand basin

Bedroom
13'11" x 7'11" (4.255 x 2.422)
Window to front

Bedroom
10'10" x 10'0" (3.325 x 3.052)
Window to front

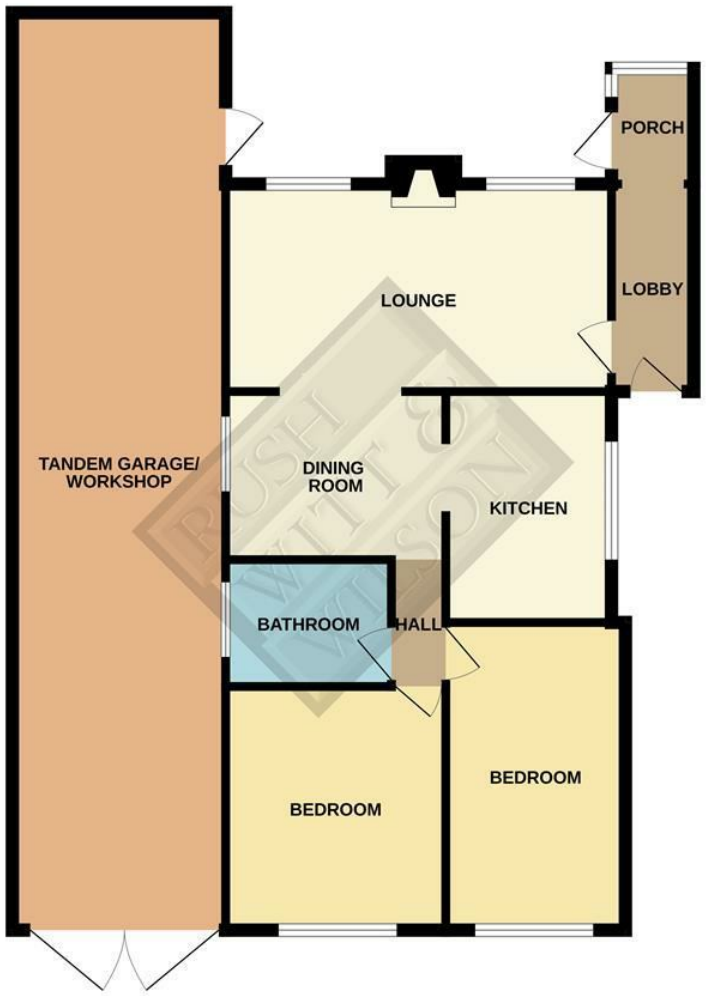
Outside
Garden is accessed via the side porch with paved patio area and display lawn. There is a rea gate leading out towards the beach

Agents Notes
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.

Council Tax Band C

GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) ap

Whilst every attempt has been made to ensure the accuracy of the floorplan conta
of doors, windows, rooms and any other items are approximate and no responsib
omission or mis-statement. This plan is for illustrative purposes only and should
prospective purchaser. The services, systems and appliances shown have not bee
as to their operability or efficiency can be given.
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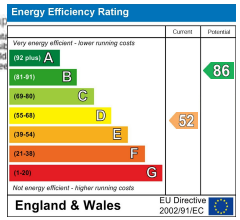

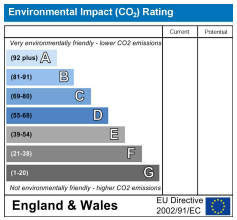

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The Property Ombudsman
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