

33 Marsh Way, Camber, Rye, East Sussex TN31 7WQ
Price Range £190,000 - £200,000 Leasehold

PRICE RANGE : £190,000 - £200,000

Nestled in the charming coastal village of Camber, this modern two-bedroom coach house on Marsh Way offers a delightful blend of comfort and convenience. The property features a well-appointed reception room, perfect for relaxing or entertaining guests. The two spacious bedrooms provide ample space for rest and relaxation, making it an ideal home for couples, small families, or those seeking a peaceful retreat by the sea. The flat boasts a contemporary design, ensuring a bright and airy atmosphere throughout. The bathroom is thoughtfully designed, catering to all your needs. Additionally, the property includes parking for one vehicle, a valuable asset in this popular area.

Camber is renowned for its stunning sandy beaches and picturesque surroundings, making it a sought-after location for those who appreciate coastal living. With local amenities and attractions within easy reach, this property presents an excellent opportunity for both buyers and renters looking to enjoy the best of seaside life. Whether you are seeking a permanent residence or a holiday home, this coach house is sure to impress with its modern features and prime location. Don't miss the chance to make this delightful property your own.







Locality
Located on the Whitesand development within the popular 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 shingle beach which extend from a nature reserve at Rye Harbour to cliffs at Fairlight.

The village has become a haven for water sports enthusiasts although there are many other activities available locally including many 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.

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 Lobby

Hallway
10'5" x 4'1" (3.19 x 1.26)
Stairs rise from the entrance lobby to a generous landing. Large built in storage cupboards

Open plan Living / Dining Room and Kitchen
19'3" x 17'3" (5.87 x 5.27)
A light and airy double aspect open plan living space. Juliet balcony and double doors to the front and window to the rear. Kitchen area extensively fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Integrated washing machine and dishwasher. Complimenting worktop with inset sink. Hob with oven beneath and extractor over. Wall mounted boiler.

Bedroom
12'0" x 10'4" (3.68 x 3.17)
Window to front

Bedroom
12'0" x 11'3" maximim measurement. (3.68 x 3.45 maximum measurement.)
Two windows to front

Bathroom
7'8" x 6'9" (2.35 x 2.08)
Window to rear. A white suite comprising bath with shower / screen over, wash basin and wc.

Garage
Integral garage with up and over door, accessed from the rear.

Lease
155 Years from 1.1.2011

A monthly service charge is payable. Details on request.

Agents Note
Council Tax Band - C

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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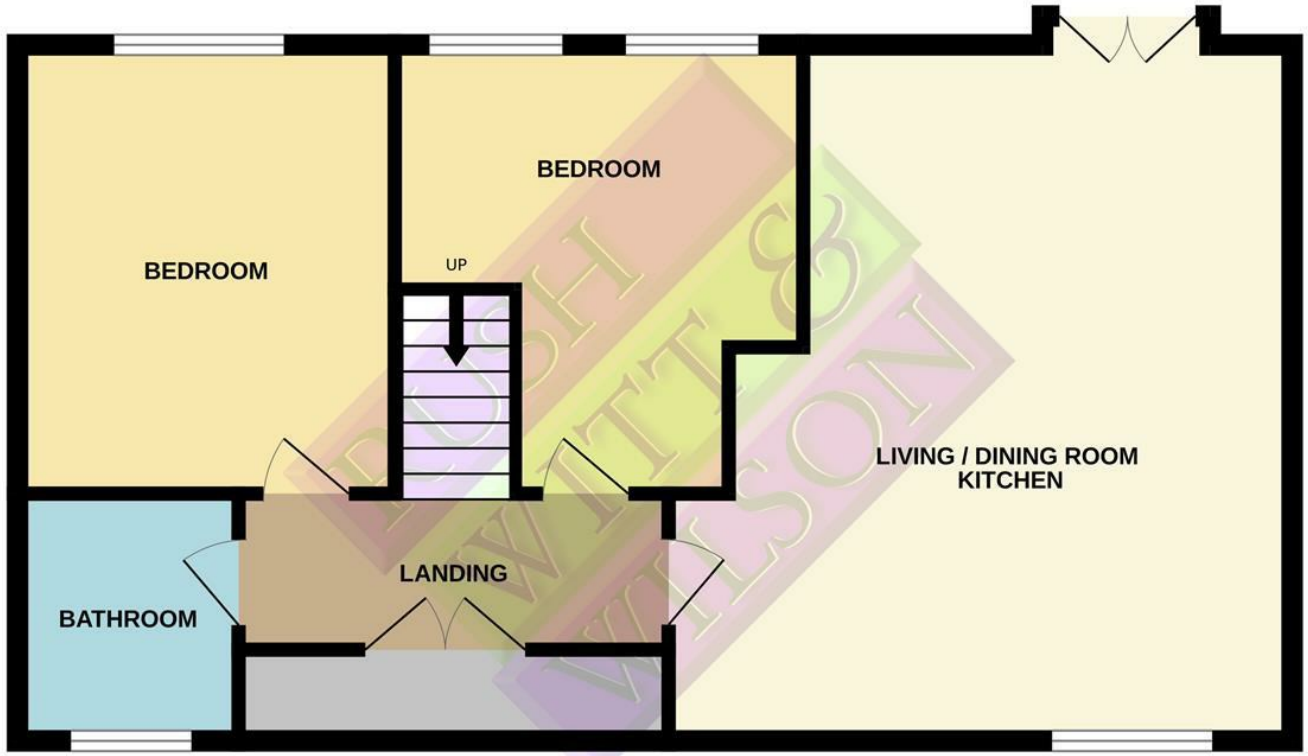








GROUND FLOOR

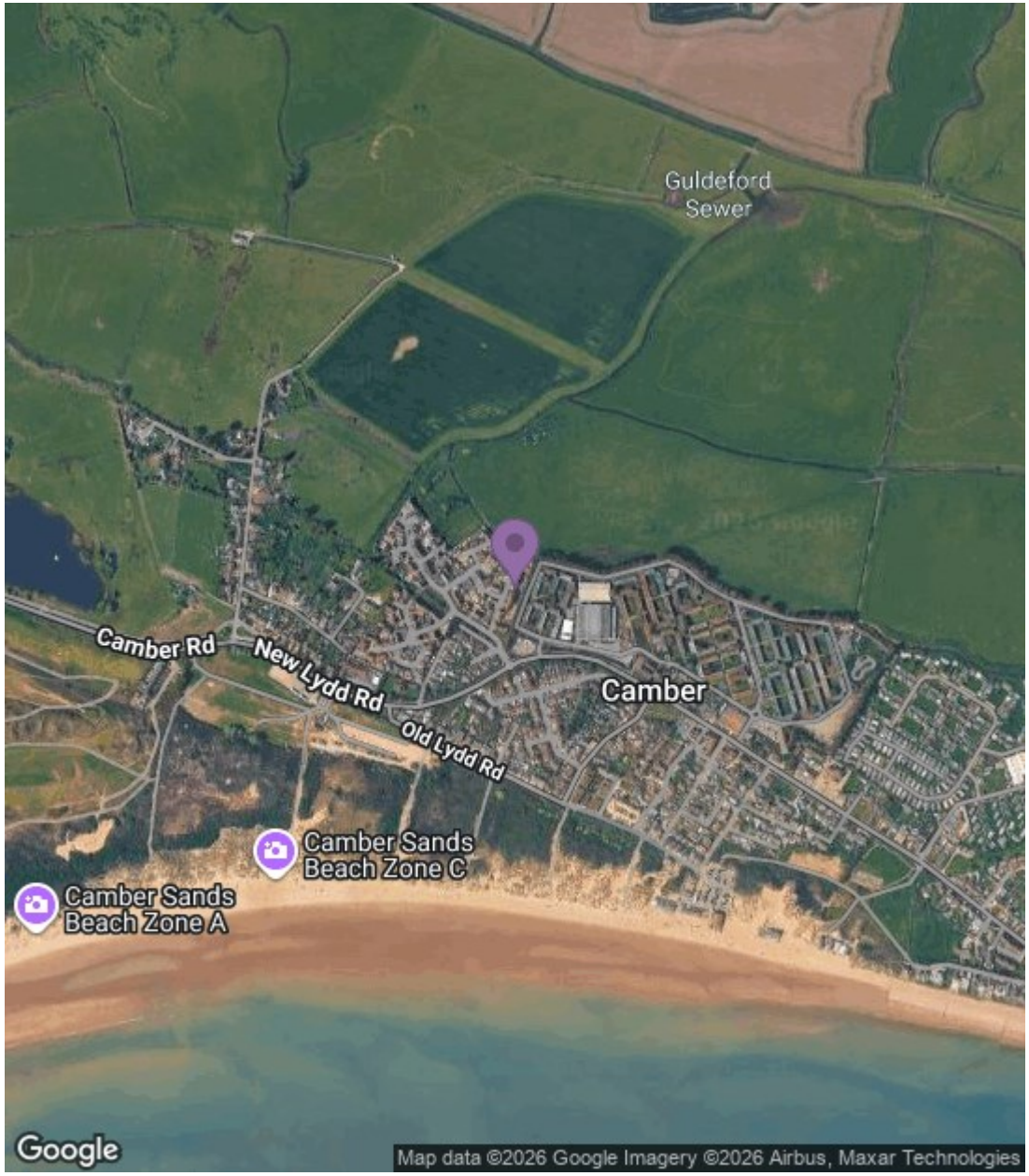


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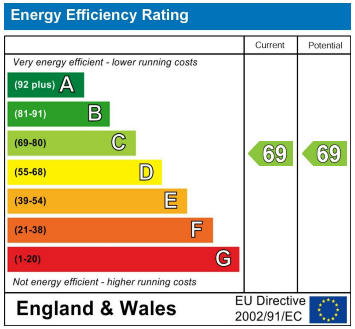


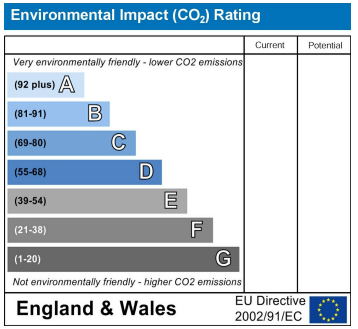












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