

**RUSH
WITT &
WILSON**



**15 Baker Way, Camber, Rye, East Sussex TN31 7SN
Guide Price £199,950**

Rush Witt & Wilson are pleased to offer a well presented penthouse style apartment forming part of a modern purpose built block on the popular Whitesand development.

The well proportioned accommodation comprises double aspect living room with adjoining kitchen, two generous double bedrooms and a bathroom.

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

The property is being offered chain free and the vendors agents strongly recommend internal inspection.

For further information and to arrange a viewing please call our Rye Office 01797 224000.



Locality

Baker Way forms part of the Whitesand development on the outskirts of Camber, only a short walk from the beach and beautiful rural walks.

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.

Communal Entrance

Stairs rise to the second floor.

Reception Hall

Two built in cupboards, radiator, access to loft space.

Living/Dining Room

16'1 x 13'8 (4.90m x 4.17m)

A spacious light and airy double aspect room with two windows to the front and further to the side, radiator, open plan to:

Kitchen

8'6 x 7'7 (2.59m x 2.31m)

Fitted with a range of modern cupboard and drawer base units, matching wall mounted cabinets one housing gas fired boiler, complimenting work top, single drainer sink, built in hob, oven beneath and extractor over with a stainless steel backplate, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, upright shelved larder cupboard, windows to side and rear.

Bedroom

13'8 x 9'2 (4.17m x 2.79m)

Double aspect windows to the front and side.

Bedroom

10'5 x 9'10 (3.18m x 3.00m)

Window to the front.

Bathroom

7'6 x 7'4 (2.29m x 2.24m)

A white suite comprising panelled bath with mixer tap, shower and screen over, pedestal wash basin, low level wc.

Outside

Allocated Parking Space

Lease & Maintenance

The lease prohibits holiday letting.

Lease. - 140 years remaining.

Service Charge - £2,118 pa.

Ground Rent - £250 pa.

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

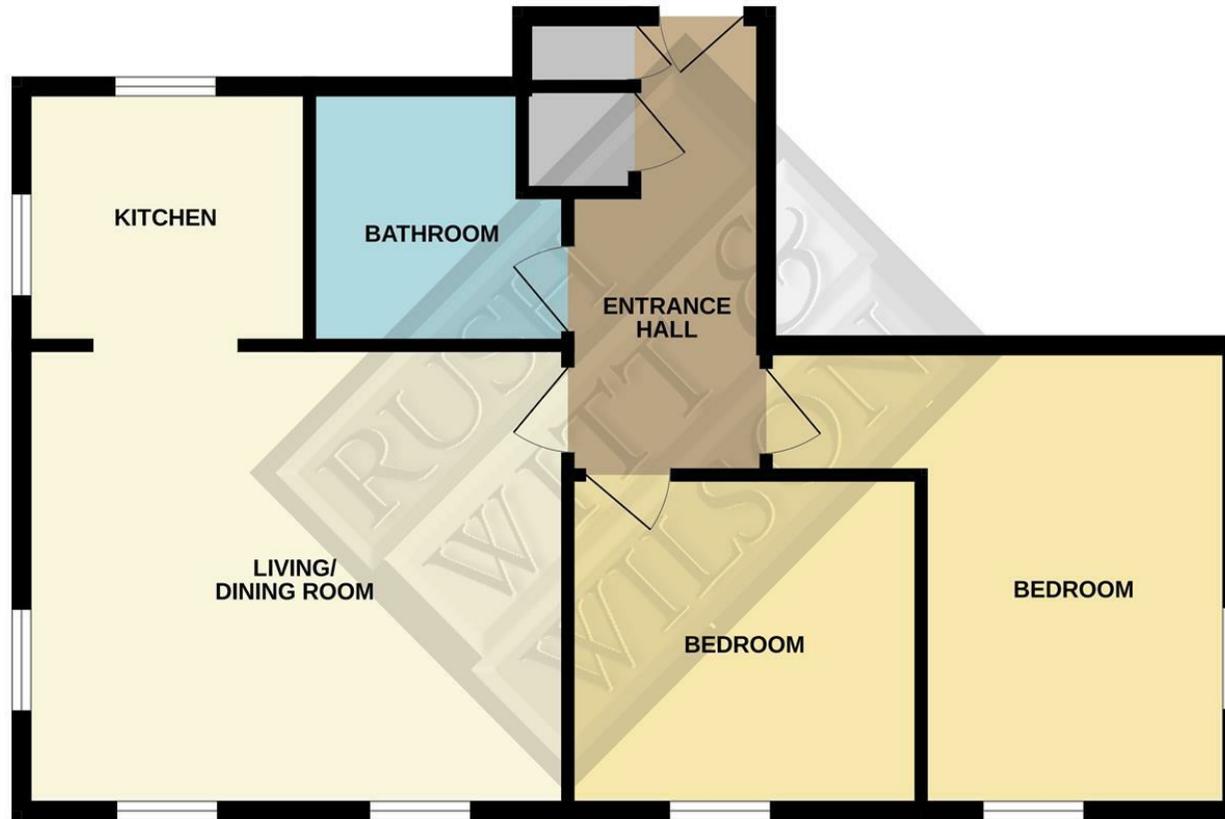
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



2ND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



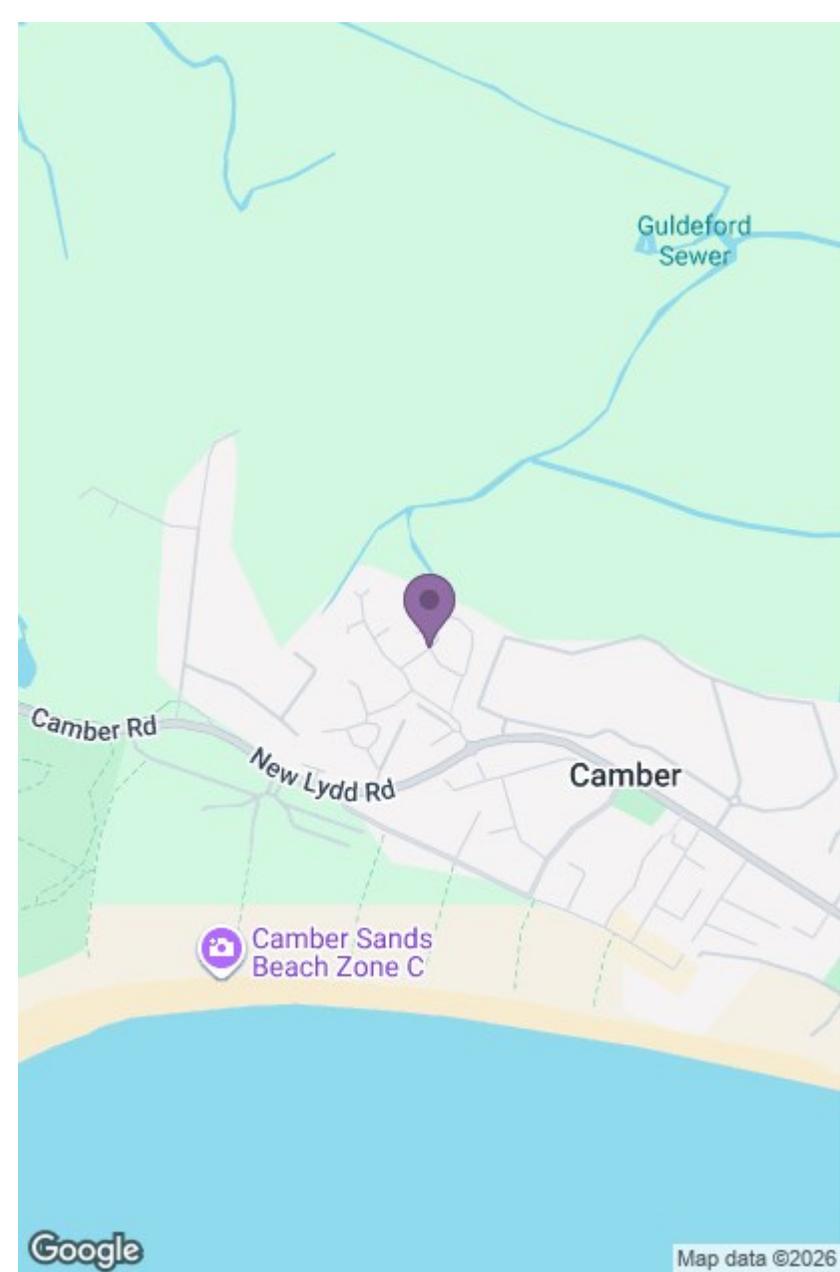
TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-54) E			
(1-34) F			
Not environmentally friendly - higher CO ₂ emissions			
(1-30) G			
England & Wales	EU Directive 2002/91/EC		



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**