

**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 rear gate leading out towards the beach

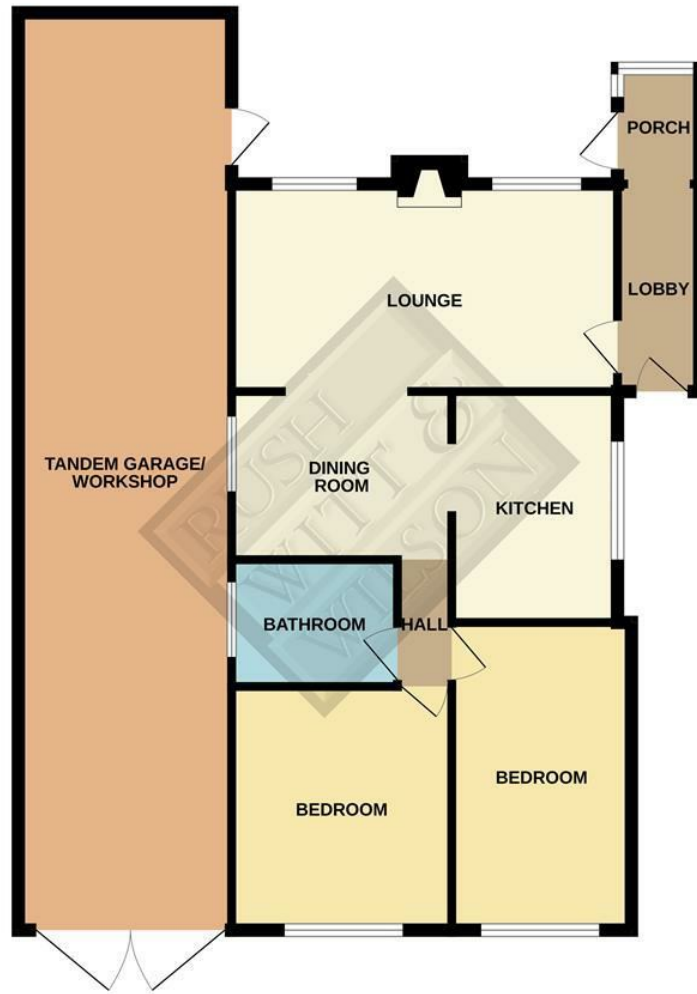
Agents Notes

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.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, details of doors, windows, rooms and any other items are approximate and no responsibility is accepted for omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon for prospective purchase. The services, systems and appliances shown have not been checked and are shown as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

