

**RUSH  
WITT &  
WILSON**



**Errisbeg First Avenue, Camber, East Sussex TN31 7FQ  
£380,000**

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.

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 ree gate leading out towards the beach

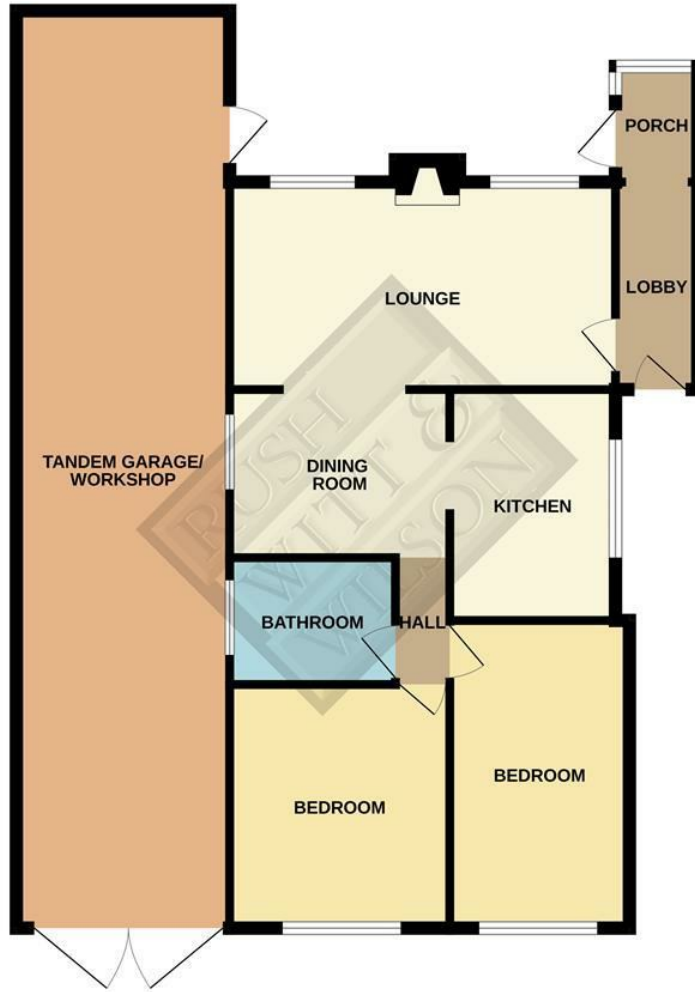
**Agents Notes**

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 (location 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 any purpose. The services, systems and appliances shown have not been inspected and their operability or efficiency can be given. Made with Metropix ©2023

