

**RUSH
WITT &
WILSON**



39 Whitesand Drive, Camber, East Sussex TN31 7SJ
Guide Price £375,000

ONLY MINUTES FROM THE STUUNING BEACH / SAND DUNES

Rush Witt & Wilson are pleased to offer a well presented double fronted house forming part of the popular Whitesand Development. The generously proportioned accommodation comprises double aspect kitchen/dining room, living room with adjoining garden room, cloakroom, three bedrooms, one with en-suite shower room and a family bathroom. A low maintenance garden to the rear and allocated parking. The property will appeal to a variety of buyers and is being offered CHAIN FREE.

For further information and to arrange a viewing, please contact our Rye office, 01797 224000.



Locality
Forming part of the popular Whitesand development within the 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 sandy beach which extend from a nature reserve at Rye Harbour to cliffs at Fairlight.
Camber as become a haven for water sports enthusiasts, however there are many other activities available locally including places of general and notable 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 and weekly 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.
Camber is on the National Cycle Network making the neighbouring towns of Rye and Lydd readily accessible. There is also a newly constructed promenade from Camber to the hamlet of Jurys Gap a great place to walk and watch the sunset.

Reception Hallway
Glazed panelled door to the front, deep understairs storage cupboard, stairs rising to the first floor, doors off to the following:

Cloakroom/WC
5'10 x 3'2 (1.78m x 0.97m)
Wash hand basin, low level wc.

Living Room
17'7 x 11'6 (5.36m x 3.51m)
Double doors lead from the reception hallway to a light and airy double aspect living room, window to the front, fireplace with inset log burner, double multi panelled glazed doors opening to:

Garden Room
9'9 x 6'9 (2.97m x 2.06m)
Full height windows to the rear, double doors to the side leading onto the decked garden.

Kitchen/Dining Room
17'7 x 10'3 max (5.36m x 3.12m max)
Extensively fitted with a range of traditional shaker style

cupboard and drawer base units, matching wall mounted cabinets, upright unit with built in fridge/freezer, integral dishwasher, integral washing machine, wall mounted gas fired boiler, complimenting worktop surface with inset sink, inset ceramic hob with oven beneath and extractor fan above, attractive tiled surround, window to the rear, dining area with window to the front.

First Floor

Landing
Window to the rear, access to loft space, built in cupboard, doors off to the following:

Bedroom
13'2 x 10'3 (4.01m x 3.12m)
Window to the front, double wardrobe, door through to:

En-Suite Shower Room
10'4 x 3'10 (3.15m x 1.17m)
Large shower cubicle with bi-fold door, pedestal wash hand basin, low level wc, heated towel rail, window to the rear,

Bedroom
11'5 x 9'10 (3.48m x 3.00m)
Window to the front.

Bedroom
11'5 x 7'3 (3.48m x 2.21m)
Window to the rear.

Family Bathroom
6'7 x 6'3 (2.01m x 1.91m)
White suite comprising panel enclosed bath with shower and screen over, pedestal wash hand basin, low level wc, heated towel rail, window to the front.

Outside

Rear Garden
Low maintenance garden incorporating decked terrace which is accessed from the garden room, bordered by palisade fencing with pedestrian gate to the rear.

Parking
Car port with allocated space in front.

Agents Note

Council Tax Band - D

The property is subject to a monthly service charge, details on request.

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).

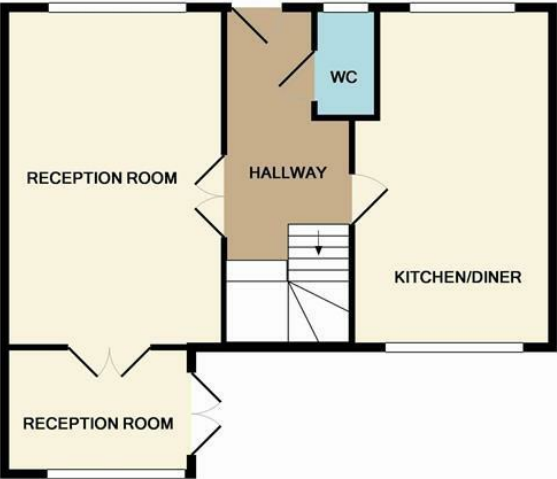
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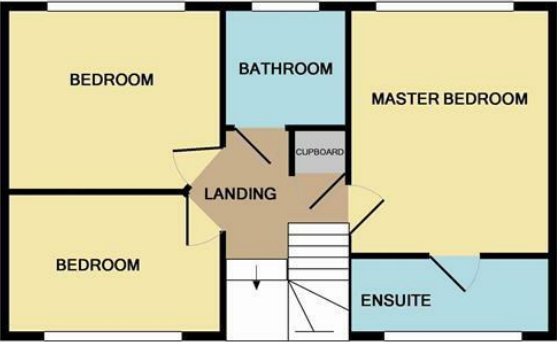
4. VAT: The VAT position relating to the property may change without notice.

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](https://rushwittwilson.co.uk/privacy-policy)





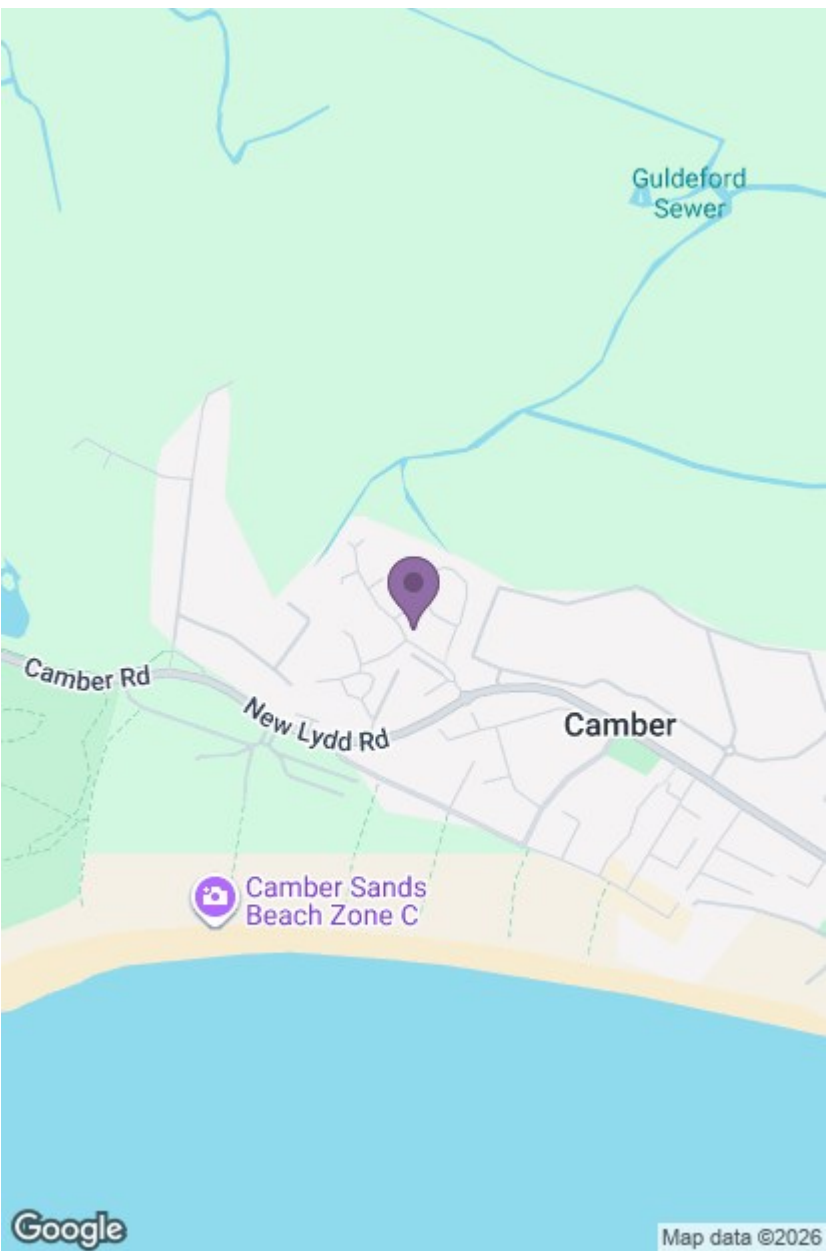
GROUND FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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