

**RUSH
WITT &
WILSON**



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**8 Sea Holly Walk, Camber, Rye, East Sussex TN31 7UW
Guide Price £320,000 Freehold**

ONLY MINUTES FROM BEAUTIFUL BEACH / SAND DUNES

Rush, Witt & Wilson are pleased to offer an attached house with attractive weather boarded elevations, forming part of the popular White Sand Development.

The well presented accommodation is arranged over two floors and comprises a double aspect living room, open plan kitchen/dining room and cloakroom on the ground floor. Three bedrooms, one with en-suite shower room and a family bathroom on the first floor. Carport parking. Low maintenance garden enjoying a south / westerly aspect. Double glazing and gas fired central heating.

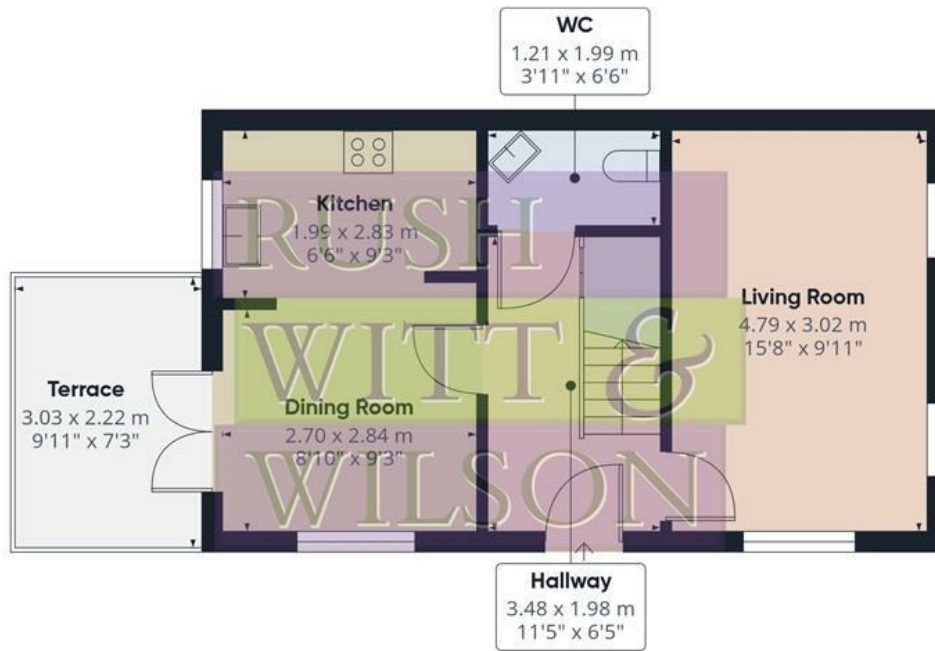
OFFERED CHAIN FREE .

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









Floor 0

Approximate total area⁽¹⁾

73.7 m²

794 ft²

Balconies and terraces

6.7 m²

72 ft²

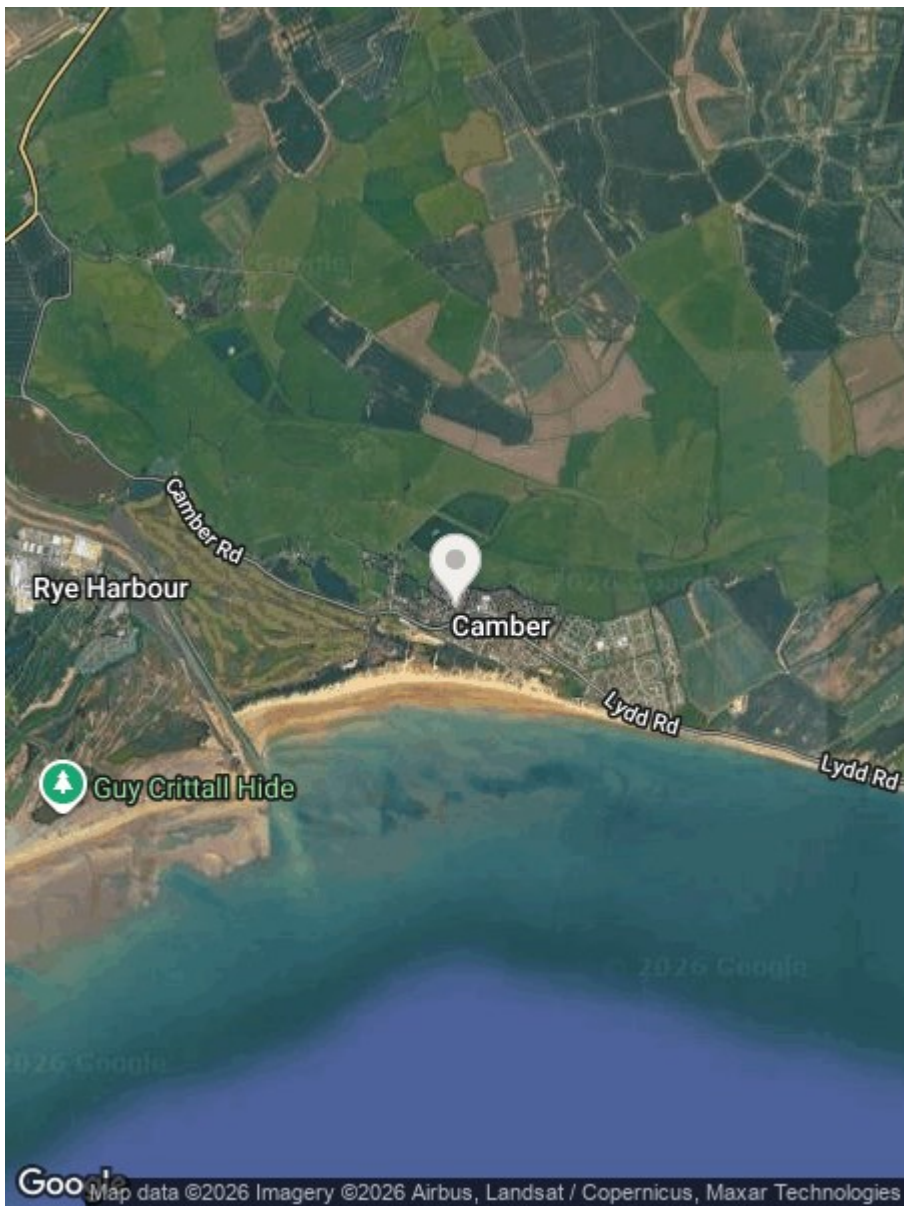


Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 72 | |
| (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 plus) 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 | |

Council Tax Band - D

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:

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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>



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Lettings & Property Management



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