

**RUSH  
WITT &  
WILSON**



**10 Denham Way, Rye, TN31 7XP  
Guide Price £299,950 Freehold**

**ONLY A SHORT WALK FROM BEACH**

**Rush Witt & Wilson are pleased to offer a well presented semi detached house having being extended and improved to provide well proportioned family accommodation. There are three bedrooms and a bathroom on the first floor, generous living accommodation on the ground floor comprising double reception room, kitchen with adjoining dining area and a cloakroom.**

**There is a detached garage and off road parking and a good size garden to the rear enjoying a southerly aspect. For further information and to arrange a viewing please contact our Rye office 01797 224000.**



## Locality

Situated in the heart of Camber close to the famous sand dunes and accessible to the range of daily amenities afforded by the village.

The stunning coastline 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 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.

## Entrance Hallway

Stairs rising to the first floor, doors off to the following:

## Cloakroom

4'3 x 3'1 (1.30m x 0.94m)

Wash hand basin, low level wc.

## Living Room

23'11 x 10'9 narrowing to 8'9 (7.29m x 3.28m narrowing to 2.67m)

Window to the front elevation, feature fireplace, archway through to:

## Dining Room

9'6 x 7'4 (2.90m x 2.24m)

Double doors with views and access onto the rear garden, open plan to:

## Kitchen

16'11 x 8'10 (5.16m x 2.69m)

Extensively fitted with a range of modern cupboard and drawer base units, matching wall mounted cabinets, complimenting worktop surfaces, inset ceramic hob with

extractor canopy above, matching up right unit with eye level oven, space and plumbing for washing machine, integral dishwasher, window to the rear.

## First Floor

### Landing

Doors off to the following:

### Bedroom

11'6 x 10'5 (3.51m x 3.18m)

Window to the front, built in cupboard housing hot water cylinder.

### Bedroom

12'2 x 10'5 (3.71m x 3.18m)

Window to the rear.

### Bedroom

7'6 x 7'1 (2.29m x 2.16m)

Window to the rear.

### Shower Room

7'6 x 6'2 (2.29m x 1.88m)

Window to the front, shower cubicle, pedestal wash hand basin, low level wc, heated towel rail.

## Outside

### Front Garden

Driveway providing off road parking, garden to the front with gated pathway to the left of the property leading to the rear garden.

### Detached Garage

16'6 x 8'2 (5.03m x 2.49m)

### Rear Garden

Of a good size and enjoys a southerly aspect incorporating a pathed terrace abutting the rear of the property, further patio area and area of level lawn.

### 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:

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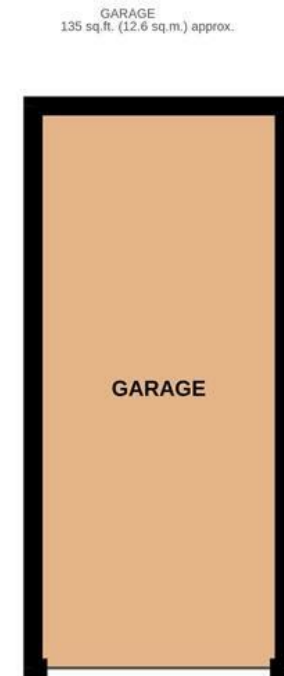
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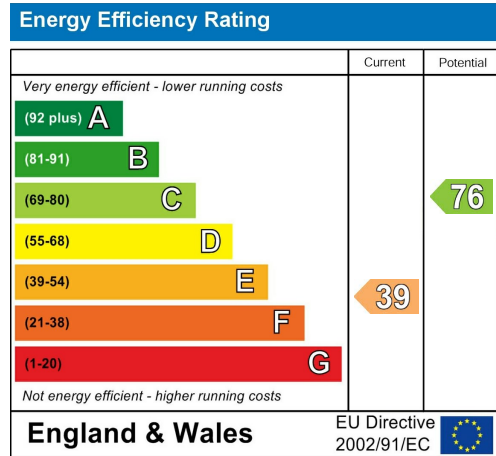
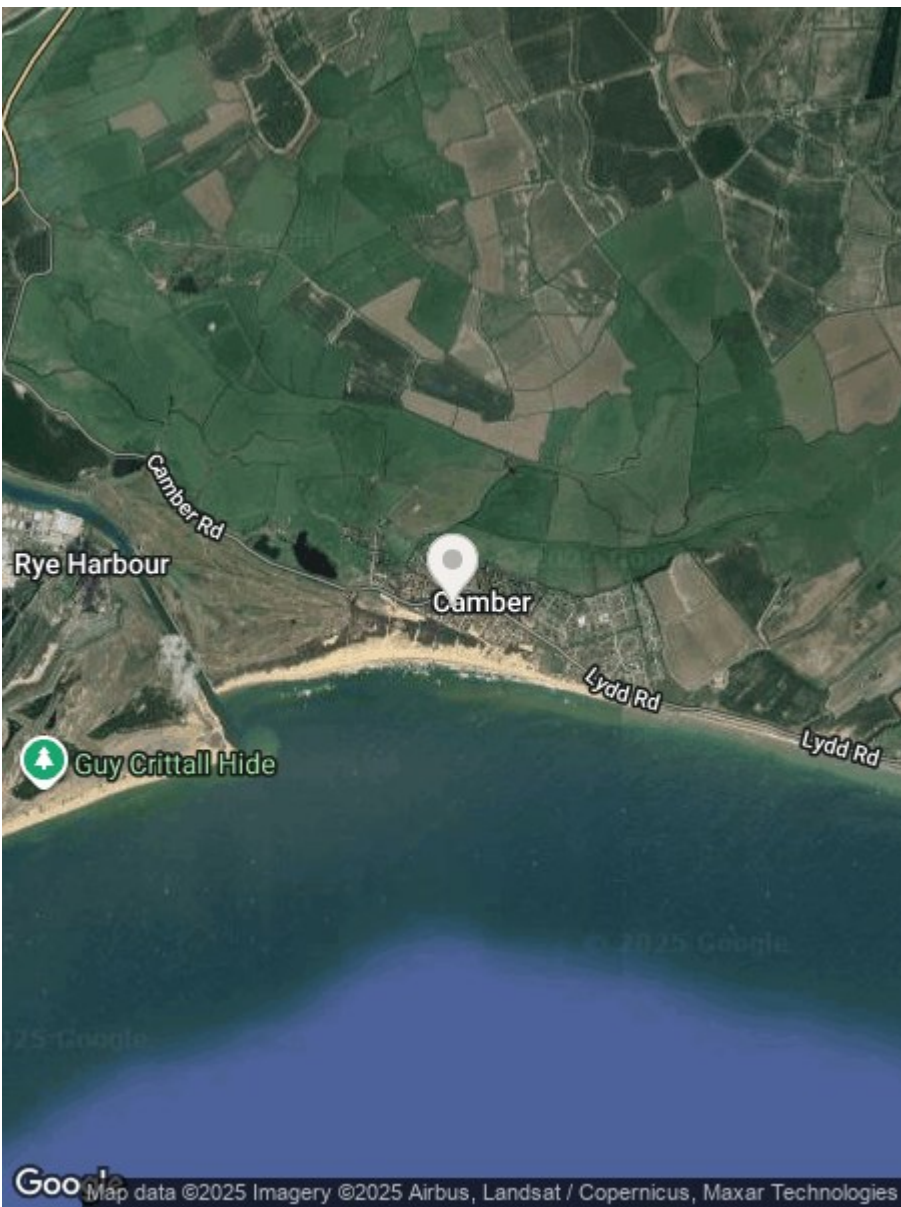
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TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

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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