

**RUSH
WITT &
WILSON**



**36 Whitesand Drive, Camber, East Sussex TN31 7SJ
Guide Price £250,000 Freehold**

Rush Witt & Wilson are pleased to offer a charming "Fisherman's Cottage", forming part of the popular Whitesand development. The property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase. The well proportioned accommodation comprises an open plan living room with adjoining kitchen/dining area, there is a utility room and cloakroom also on the ground floor. On the first floor there are two double bedrooms and a bathroom. There is a private terrace to the front and communal gardens.

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 has 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 in the east, 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.

Entrance Lobby

Door to front and door through to:

Living Room

13'1 x 12'3 (3.99m x 3.73m)

Window to front, stairs to first floor, deep understairs storage cupboard and is open plan to:

Kitchen/Breakfast Room

9'10 x 6'6 (3.00m x 1.98m)

Box bay window to the side and the kitchen is fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting worktop with inset single drainer stainless steel sink unit and inset hob with extractor above and oven beneath, integrated dishwasher, door through to:

Utility Room

5'10 x 4'11 (1.78m x 1.50m)

Door to the rear and space and plumbing for washing machine and space for further free standing appliance and work surface with double wall mounted cupboard over.

Cloakroom/WC

5'10" x 3'1" (1.8m x 0.95m)

White suite comprising wash basin and WC.

First Floor

Landing

Stairs rise from the living room, access to loft space, doors off to the following:

Bedroom

12'0 x 6'9 (3.66m x 2.06m)

Window to the front, walk-in cupboard with shelving housing water cylinder and electric boiler.

Bedroom

9'5 x 9'5 (2.87m x 2.87m)

Window to the side.

Bathroom

6'7 x 5'10 (2.01m x 1.78m)

White suite comprising panelled bath with shower ad screen over, pedestal wash basin and WC, heated towel rail, window to the rear.

Outside

Decked terrace to the front bordered by picket fencing and a small terrace / drying area to the rear.

Further area of communal garden in front of the property enjoying a southerly aspect.

Agents Note

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

There is an maintenance / service charge payable, details on request.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



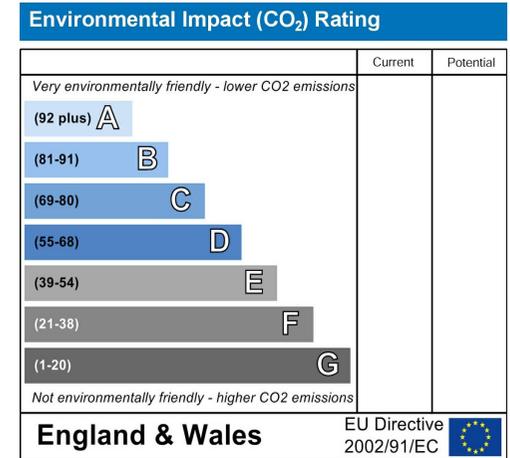
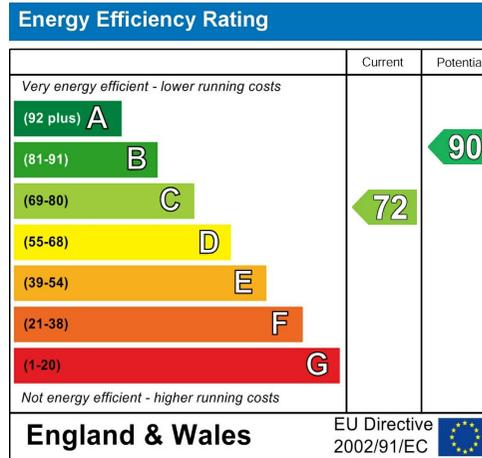
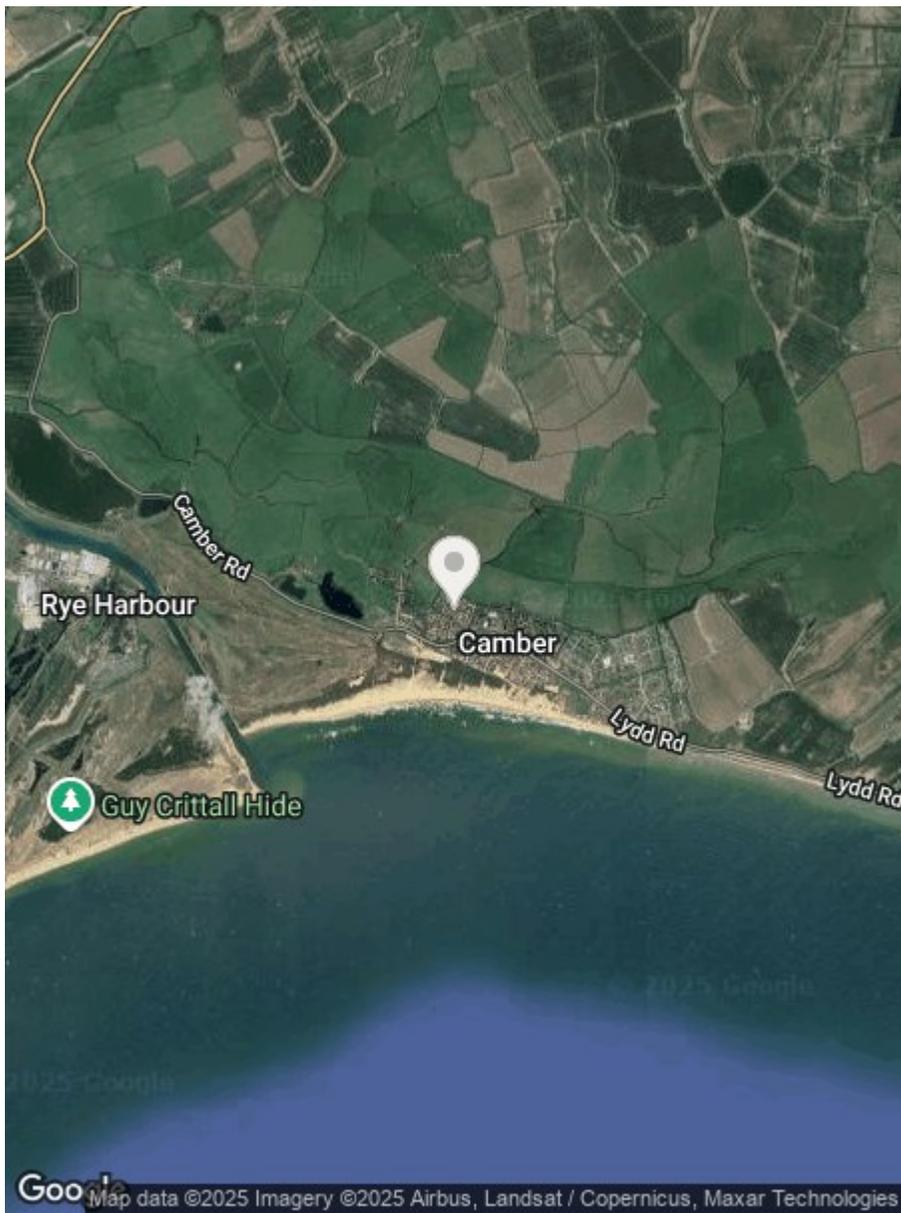
1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.8 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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