

Saltmarsh Cottage, 20 Whitesand Drive, Camber, East Sussex TN31 7SJ
Guide Price £259,950 - FREEHOLD

SHORT WALK FROM STUNNING SANDY BEACH

Rush Witt & Wilson are pleased to offer a modern semi detached cottage occupying a tucked away position within the popular Whitesand development.

The well presented accommodation comprises open plan living space with adjoining kitchen, utility area and cloakroom. There are two first floor bedrooms and a bathroom.

Carport and further parking space.

Offered CHAIN FREE.

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











Locality
Located in a cul de sac on the outskirts of the popular Whitesand development within the seaside village of Camber.
The stunning coastline incorporates the famous sand dunes that extend for approx. two miles and form part of the Rye Bay.
Camber and the surrounding area has much to offer for all ages from thrilling watersports and sandcastle building to local history and wildlife.
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 complimented 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.
Other local attractions include several vineyards, Bodiam and Camber castles, Rye Nature Reserve with cafe and visitor center and RSPB Dungeness.
A railway station in Rye allows easy access to Ashford where there are, high speed, connecting services to London. Regular trains from Rye to London via Ashford (117 mins).
Camber is on the National Cycle Network making the neighbouring towns of Rye and Lydd readily accessible.
There is also a promenade from camber to the hamlet of Jurys Gap a great place to walk and watch the sunset.

Entrance Lobby

Living Area
16'9 x 12'2 (5.11m x 3.71m)
Window to the front, stairs to first floor, useful storage cupboard and is open plan to kitchen.

Kitchen Area
9'10 x 6'5 (3.00m x 1.96m)
Window to the rear and there is a fitted range of shaker style cupboard/drawer base units and matching wall mounted cabinets, integrated dishwasher, complimenting worktop with inset sink, hob with oven beneath and extractor over and upright unit housing fridge/freezer.

Utility Area
6'5 x 3'11 (1.96m x 1.19m)
Worktop with space and plumbing under for washing machine. Door to rear.

Cloakroom
6'5 x 2'11 (1.96m x 0.89m)
Wash basin and wc.

First Floor

Bedroom
13'9 x 8'10 (4.19m x 2.69m)
Window to the front, built-in airing cupboard, wardrobe.

Bedroom
9'4 x 9'4 (2.84m x 2.84m)
Window to the rear.

Bathroom
6'11 x 5'10 (2.11m x 1.78m)
Window to the rear, white suite comprising bath with shower screen over, wash basin and WC.

Outside

Front Garden
There is an area to the front enclosed with picket fencing.

Rear Garden
Private decked terrace to the rear and parking space.

Carport
Located behind the property, providing covered parking.

Furniture / Contents
The property is currently used as a second home and for occasional holiday letting.

The majority of the furniture / contents could be available by separate negotiation, details on request.

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

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.

There is a service charge, payable to Grange Management, currently £43.29 per month.









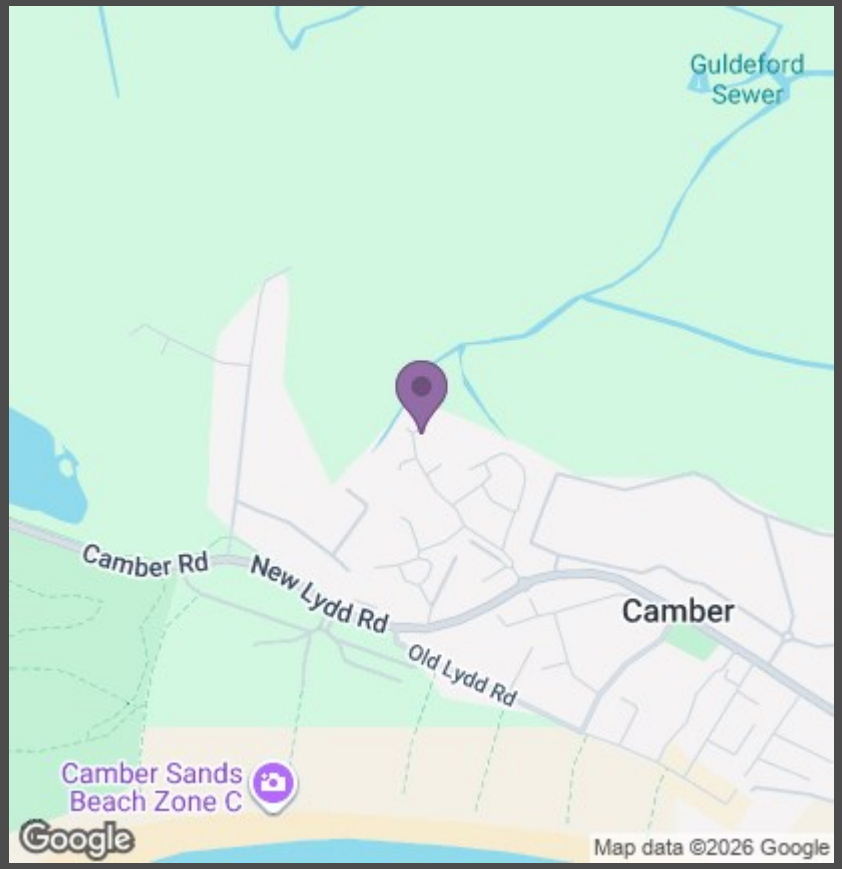
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

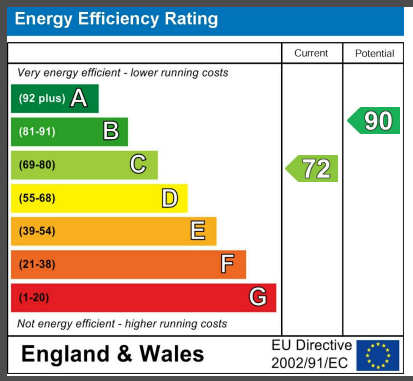
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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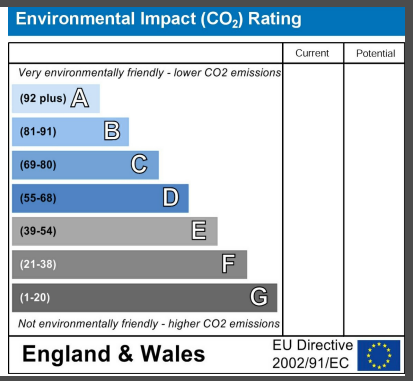












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