

**RUSH  
WITT &  
WILSON**



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



**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:

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).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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.

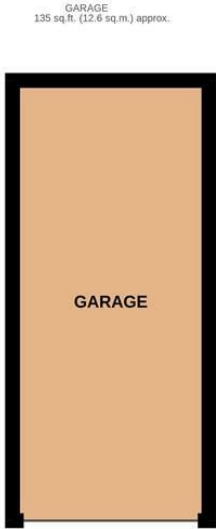
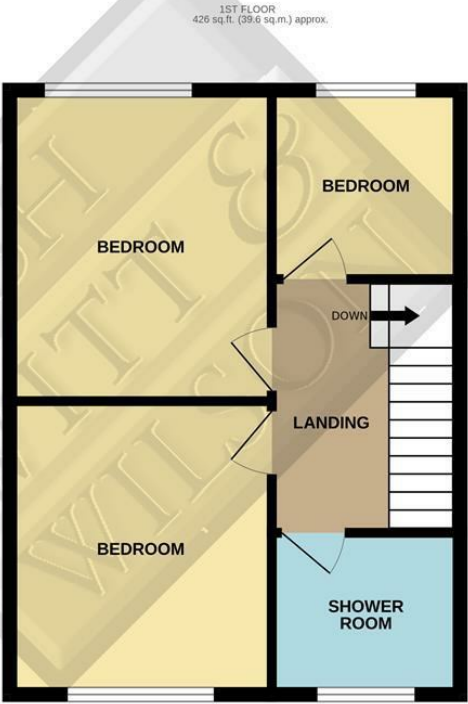
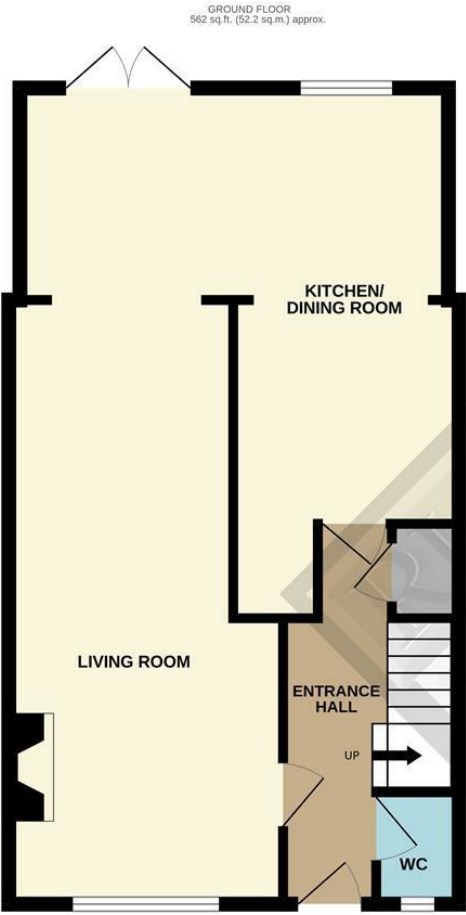
4. VAT: The VAT position relating to the property may change without notice.

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>





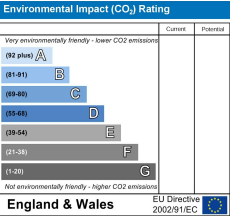
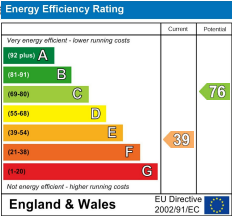




TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

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.

Made with Metropix ©2025





**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**The Estate Offices Cinque Ports Street  
Rye  
East Sussex  
TN31 7AD  
Tel: 01797 224000  
[rye@rushwittwilson.co.uk](mailto:rye@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**