

**RUSH  
WITT &  
WILSON**



**52 Denham Way, Rye, TN31 7XR  
Guide Price £240,000**

Rush Witt & Wilson are pleased to offer an attached family home forming part of a popular residential development in the heart of Camber. The well proportioned accommodation is arranged over two floors and comprises living/dining room, kitchen, cloakroom/wc on the ground floor, with three bedrooms and a bathroom on the first floor. There is a garage with potential to convert subject to the necessary consents, a good size garden extending to the side and rear offering scope for further extension, subject to permissions. There is an opportunity to enhance by undertaking further modernisation and improvement works. The property is being offered chain free, the vendors agents strongly recommend inspection. Viewings can be arranged via our Rye office on 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 Porch

10'5 x 3'2 (3.18m x 0.97m)

Double aspect, obscure glazed windows to the side and front, door to the front, glazed panelled door through to:

#### Reception Hallway

Stairs rising to the first floor, understairs storage cupboard, doors off to the following:

#### Cloakroom/WC

4'5 x 3'10 (1.35m x 1.17m)

Low level wc, wash hand basin.

#### Kitchen

10'8 x 7'2 (3.25m x 2.18m)

Fitted with a range of traditional style cupboard and drawer base units, matching wall mounted cupboards, upright unit with oven and grill, complimenting worktop surfaces with inset electric hob, inset sink with side drainer, space and plumbing for washing machine, tiled floor, tiled walls, glazed panelled door to the rear.

#### Living/Dining Room

17'10 x 10'11 (5.44m x 3.33m)

Sliding doors to the rear with access onto the pergola covered terrace.

#### First Floor

##### Landing

Access to loft space, shelved cupboard, doors off to the following:

##### Bedroom

11'5 x 10'2 (3.48m x 3.10m)

Window to the rear elevation.

##### Bedroom

12'5 x 8'4 (3.78m x 2.54m)

Window to the front.

##### Bedroom

9'10 x 6'11 (3.00m x 2.11m)

Window to the rear.

##### Bathroom

6'8 x 6'9 (2.03m x 2.06m)

A white suite comprising a shaped panelled bath with mixer tap, hand held shower attachment and screen over, pedestal wash hand basin, low level wc, generous wall tiling obscure glazed window to the front elevation.

##### Outside

##### Front Garden

Hard standing providing off road parking, access to the integral garage, area of hard standing with gated access to the left hand side where there is a large paved terrace leading onto:

##### Rear Garden

Areas of level lawn, covered pergola, further paved utility area with greenhouse and garden store. The garden is of a good size extending to the side and rear, the latter enjoying a southerly aspect.

##### Garage

16'0 x 8'1 (4.88m x 2.46m)

Up and over door to the front, floor standing oil fired boiler.

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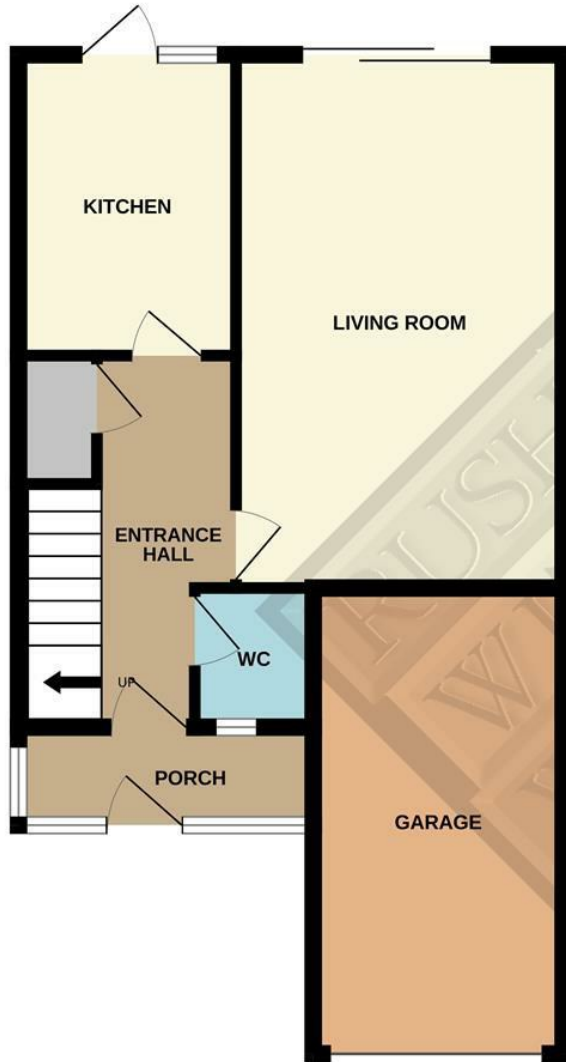
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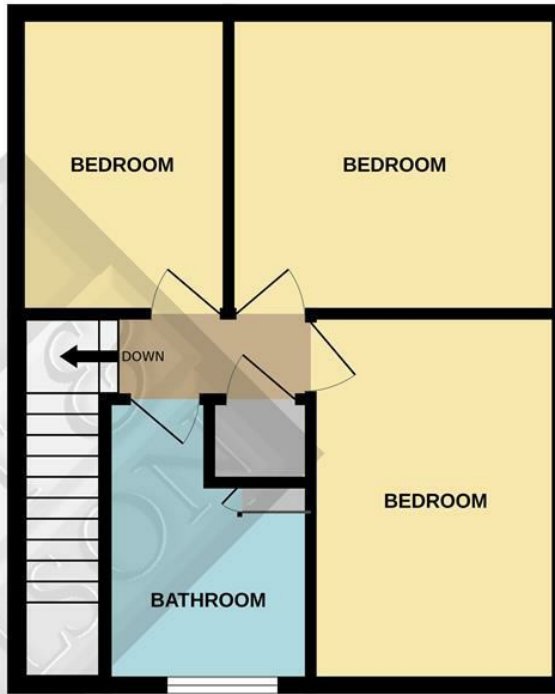
4. VAT: The VAT position relating to the property may change without notice.

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>

GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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