RUSH WITT & WILSON

26 Badger Way, Camber, East Sussex TN31 7SR
Guide Price £249,950

Rush Witt & Wilson are pleased to offer a modern cottage adjacent to landscaped communal gardens within the popular Whitesand development.
The well presented accommodation comprises an open plan living / dining room, adjoining modern fitted kitchen, utility area, two double bedrooms and bathroom.
There is a private decked terrace to the rear and landscaped communal gardens in front.
Allocated parking space.
The property has been most recently been operated as a holiday let, majority of the content could be available by separate negotiation.
For further information and to arrange a viewing please call our Rye Office 01797 224000.

Locality
Forming part of the popular Whitesand development within the popular seaside village of Camber.
The beach is only a short walk away. The stunning coastline incorporates the famous sand dunes and 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.
Camber has become a haven for water sports enthusiasts although there are many other activities available locally and places of general and notable historic interest.
The ancient Cinque Port town of Rye is nearby with its bustling High Street with an array of specialist and general retail stores, 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 Brighton and to Ashford where there are high speed connecting services to London.
Camber is on the National Cycle Network making the neighbouring towns of Rye and Lydd readily accessible. There is also a long wide promenade from camber to the hamlet of Jurys Gap a great place to walk and watch the sunset.

Entrance Lobby
Door to the front.

Living / Dining Room
13'10" x 12'3" (4.23 x 3.74)
Window to the front. Stairs to first floor. Open plan to kitchen.

Kitchen
7'8" x 7'6" (2.35 x 2.31)
Fitted with a range of modern cupboard / drawer base units and matching walk mounted cabinets. Upright unit housing fridge / freezer. Complimenting worktop with inset sink. Hob with oven beneath and extractor over. Window to the rear.

Utility Area
5'11" x 5'1" (1.82 x 1.57)
Single drainer sink. Cupboard under and space / plumbing for washing machine. Wall mounted boiler. Glazed panel door to the rear.

Cloakroom
5'11" x 3'0" (1.82 x 0.92)
Wash basin and wc. Tiled floor.

First Floor Landing
Stairs rise from Living / Dining Room

Bedroom
11'11" x 8'10" (3.64 x 2.70)
Window to the front. Walk in wardrobe.

Bedroom
9'6" x 9'6" (2.91 x 2.90)
Window to the rear.

Bathroom
6'9" x 5'10" (2.08 x 1.80)
A white suite comprising bath with mixer tap and shower / screen over, wash basin and wc. Tiled surrounds and tiled floor. Heated towel rail. Window to the rear.

Outside
Private decked terrace to the rear. Communal gardens to the front.

Parking Space
Allocated parking space near by.

Holiday Let Info.
The current owners have successfully operated the property as a holiday let. If required the majority of the content could be available by separate negotiation. Details on request.

Agents Notes
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.

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

Council Tax Band C

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.

TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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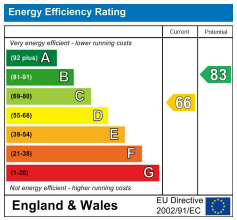

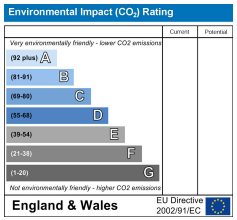

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