

**RUSH  
WITT &  
WILSON**



**53 Denham Way, Camber, East Sussex TN31 7XR  
Guide Price £260,000**

**Rush Witt & Wilson are pleased to offer a mid terrace home forming part of a popular development in the heart of Camber. The well proportioned accommodation is arranged over two floors and comprises living / dining room, sun room, kitchen and cloakroom.**

**There are three bedrooms on the first floor and a bathroom.**

**The garage is currently used as another room. Parking to the front. Good size rear garden.**

**Offered CHAIN FREE**

**For further information and to arrange a viewing please call 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. The 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.

**Porch**

4'10" x 11'1" (1.477 x 3.394)  
Hard floor, power, internal window, door into entrance hall.

**Hallway**

Stairs to first floor.

**Cloakroom**

4'4" x 4'0" (1.341 x 1.234 )  
Wash basin and wc. Window to the front.

**Living Room**

10'11" x 18'7" (3.337 x 5.677)  
Doors to the rear leading to garden room.

**Kitchen**

10'11" x 7'2" (3.338 x 2.206)  
Fitted with a range of cupboard / drawer base units and matching wall mounted cabinets. Worktop with inset sink. Space/point for cooker and space / plumbing for washing machine. Door to garden room.

**Garden Room**

15'4" x 7'6" (4.681 x 2.304 )  
Triple aspect. Doors leading to rear garden.

**Garage / Room**

16'2" x 8'0" (4.953 x 2.448)  
Currently used as another room with high level window to the side and door from the Living Room.

**First Floor Landing**

Stairs rise from the hallway.

**Bedroom**

11'5" x 10'3" ( 3.489 x 3.138)  
Window to rear.

**Bedroom**

12'4" x 8'5" (3.779 x 2.574)  
Window to front.

**Bedroom**

10'0" x 6'11" (3.072 x 2.114)  
Window to rear.

**Shower Room**

9'6" x 6'10" (2.906 x 2.087)  
Shower cubicle, wash basin and wc. Window to the front.

**Outside**

Driveway parking for two cars.

The rear garden is of good size.

**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.

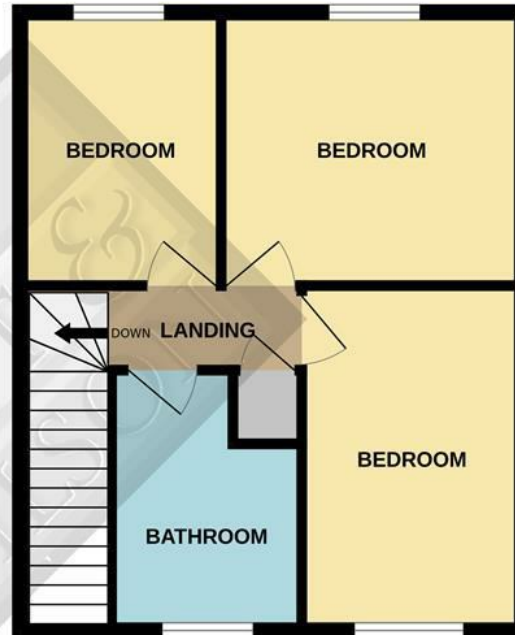
Council Tax Band C



GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



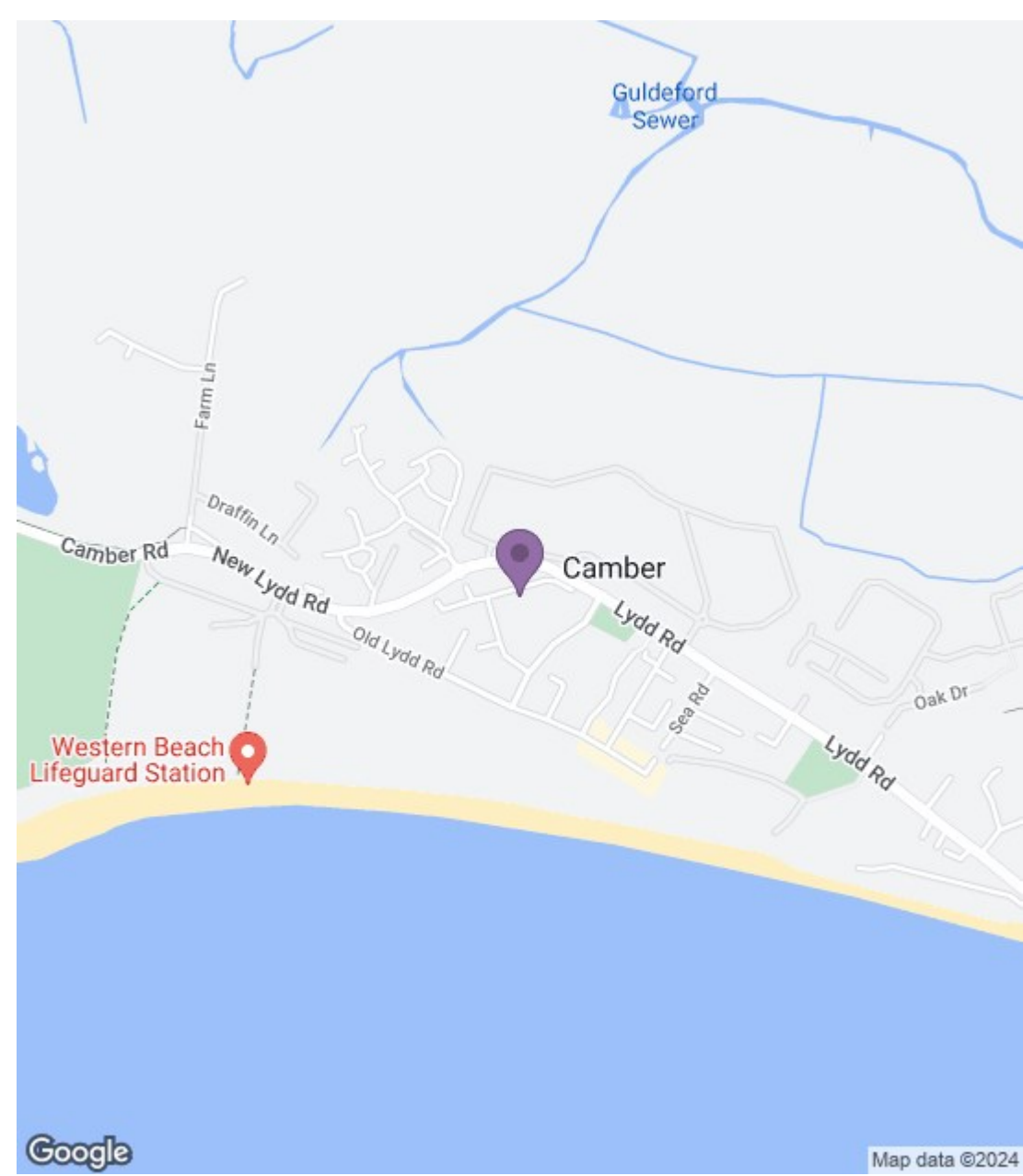
1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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Residential Estate Agents  
Lettings & Property Management



The Estate Offices Cinque Ports Street  
Rye  
East Sussex  
TN31 7AD  
Tel: 01797 224000  
rye@rushwittwilson.co.uk  
www.rushwittwilson.co.uk