RUSH WITT & WILSON



15 Baker Way, Camber, Rye, East Sussex TN31 7SN
Guide Price £190,000 - £200,000 Leasehold

**** GUIDE PRICE £190,000 - £200,000 ****

Nestled in the charming locale of Baker Way, Camber, this modern penthouse-style flat offers a delightful blend of comfort and convenience. This purpose-built apartment is an excellent opportunity for first-time buyers or those seeking a serene retreat by the coast.

The property boasts a spacious double aspect living room, allowing natural light to flood the space, creating a warm and inviting atmosphere. The flat features two generously sized double bedrooms, perfect for accommodating family or guests. The well-appointed bathroom adds to the practicality of this lovely home.

Situated within a private development, residents will enjoy a sense of community and security. Additionally, the property includes parking for one vehicle, a valuable asset in this desirable area.

One of the standout features of this flat is its proximity to the stunning golden beaches of Camber Sands, making it an ideal location for beach lovers and outdoor enthusiasts alike. Whether you are looking to relax by the sea or explore the picturesque surroundings, this property offers the perfect base.

In summary, this modern flat on Baker Way presents an exceptional opportunity to embrace coastal living in a stylish and comfortable setting. Don't miss your chance to make this delightful property your new home.











Locality
Baker Way forms part of the Whitesand development on the outskirts of Camber, only a short walk from the beach and beautiful rural walks.
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.
The village has become a haven for water sports enthusiasts although there are many other activities available locally including many 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.

Communal Entrance
Stairs rise to the second floor.

Reception Hall
Two built in cupboards, radiator, access to loft space.

Living/Dining Room
16'1 x 13'8 (4.90m x 4.17m)
A spacious light and airy double aspect room with two windows to the front and further to the side, radiator, open plan to:

Kitchen
8'6 x 7'7 (2.59m x 2.31m)
Fitted with a range of modern cupboard and drawer base units, matching wall mounted cabinets one housing gas fired boiler, complimenting work top, single drainer sink, built in hob, oven beneath and extractor over with a stainless steel backplate, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, upright shelved larder cupboard, windows to side and rear.

Bedroom
13'8 x 9'2 (4.17m x 2.79m)
Double aspect windows to the front and side.

Bedroom
10'5 x 9'10 (3.18m x 3.00m)
Window to the front.

Bathroom
7'6 x 7'4 (2.29m x 2.24m)
A white suite comprising panelled bath with mixer tap, shower and screen over, pedestal wash basin, low level wc.

Outside

Allocated Parking Space

Lease & Maintenance
The lease prohibits holiday letting.
Lease. - 140 years remaining.
Service Charge - £2,118 pa.
Ground Rent - £250 pa.

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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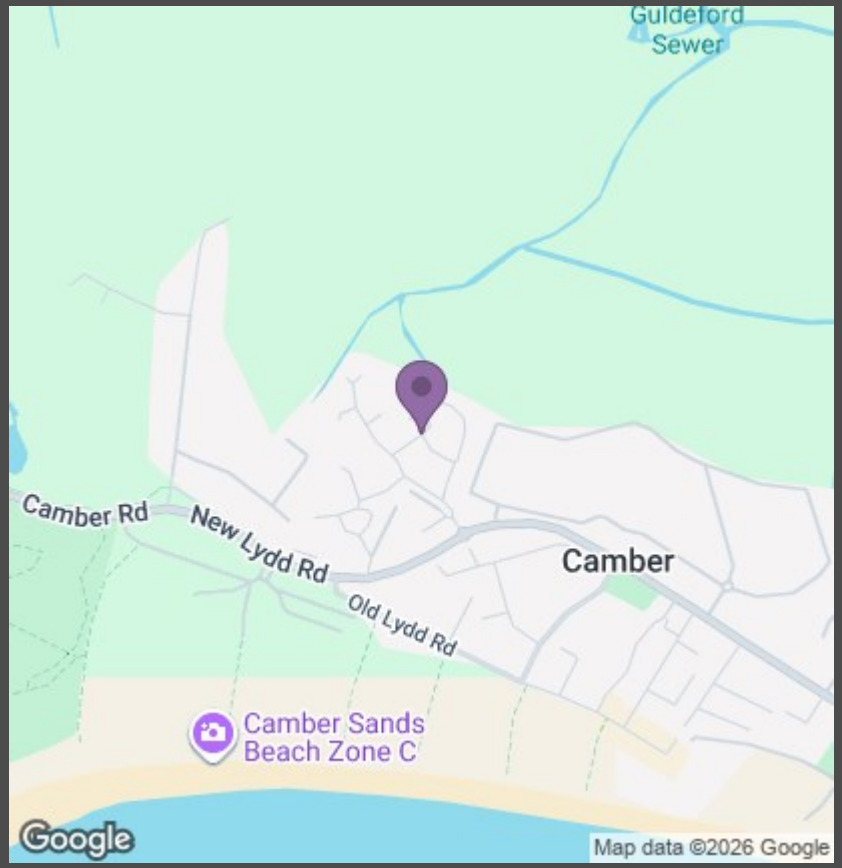


2ND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



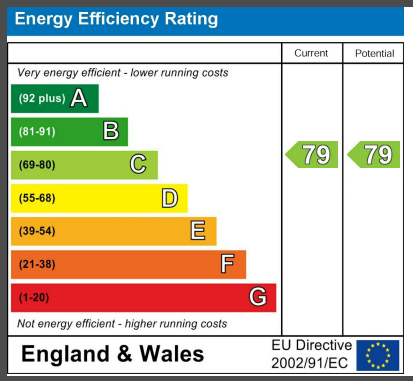
TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

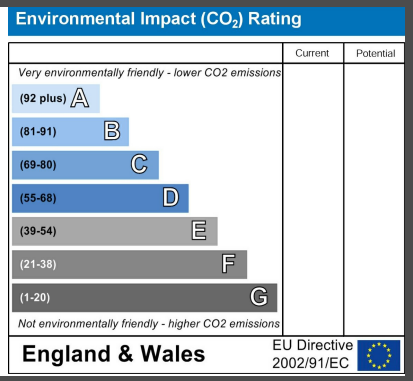
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

The Property Ombudsman

Relocation agent network