

**RUSH
WITT &
WILSON**



**5 Sea Holly Walk, Camber, Rye, East Sussex TN31 7UW
Guide Price £230,000**

ONLY A SHORT WALK FROM THE BEACH / OFFERED CHAIN FREE

Rush Witt & Wilson are pleased to offer a well presented modern cottage style home forming part of the popular Whitesand development.

Considered ideal as a main residence , second home or investment purchase.

Arranged over two floors the accommodation comprises two double bedrooms, family bathroom, living / dining room, kitchen and cloakroom.

Low maintenance garden. Parking space.

There is no chain and the property could be available for early occupation.

For further information and to arrange a viewing please contact our Rye Office 01797 224000.



Locality

Sea Holly Walk forms part of the popular Whitesand development on the outskirts of Camber.

Camber is home to the famous sand dunes, forming part of the stunning coastline of the Rye Bay.

The village has become a haven for water sports enthusiasts although there are 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.

Entrance Hallway

Cloakroom

5'7" x 2'10" (1.71 x 0.88)

Window to the front. Wash basin and wc.

Kitchen

8'9" x 6'7" (2.69 x 2.01)

Window to the front. Fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complementing worktop with inset sink. Hob with oven beneath and extractor over. Integrated washing machine. Built in fridge / freezer. Wall mounted gas fired boiler.

Living / Dining Room

14'2" x 13'0" (4.33 x 3.98)

Double doors to the rear lead out to level, low maintenance garden. Deep under stairs cupboard.

First Floor

Stairs rise from the Entrance Hallway.

Bedroom

11'1" x 8'9" (3.39 x 2.68)

Two windows to the front. Built in wardrobes.

Bedroom

13'1" x 7'6" (3.99 x 2.31)

Two windows to the rear. Access to loft space.

Bathroom

6'5" x 6'2" (1.97 x 1.88)

A white suite comprising panel bath with shower / screen over. Wash basin and wc.

Outside

Low maintenance garden to the rear incorporating decked terrace and gravelled areas. Variety of mature shrubs. Garden store. Pedestrian gate to the rear.

Parking

There is a private parking space to the rear and further visitor parking.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

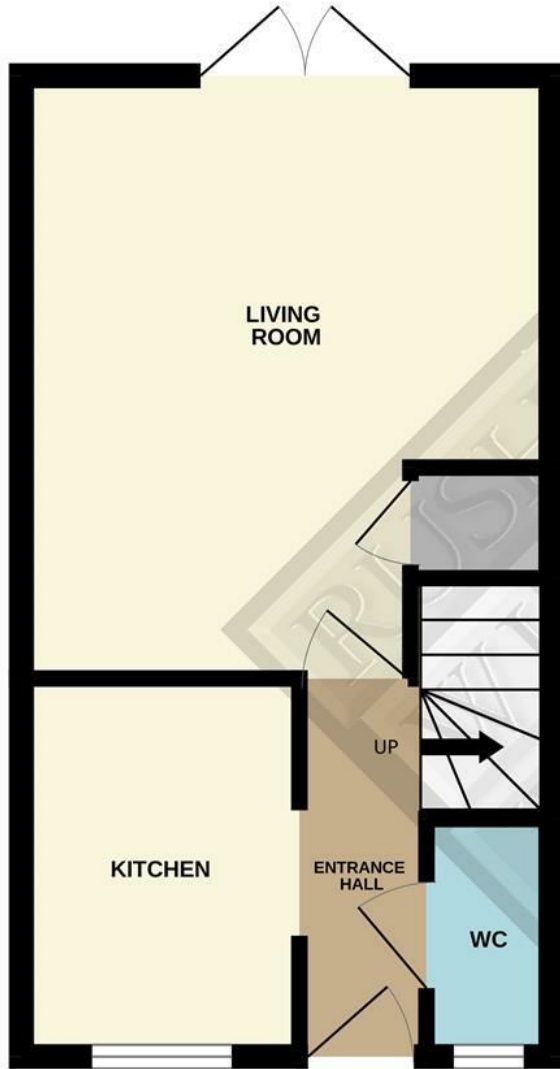
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - C

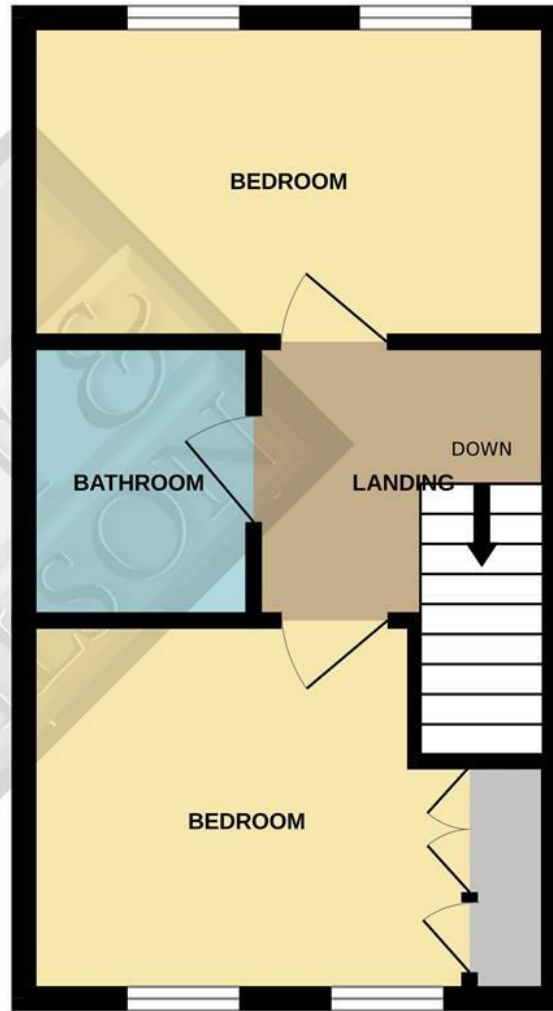
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GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



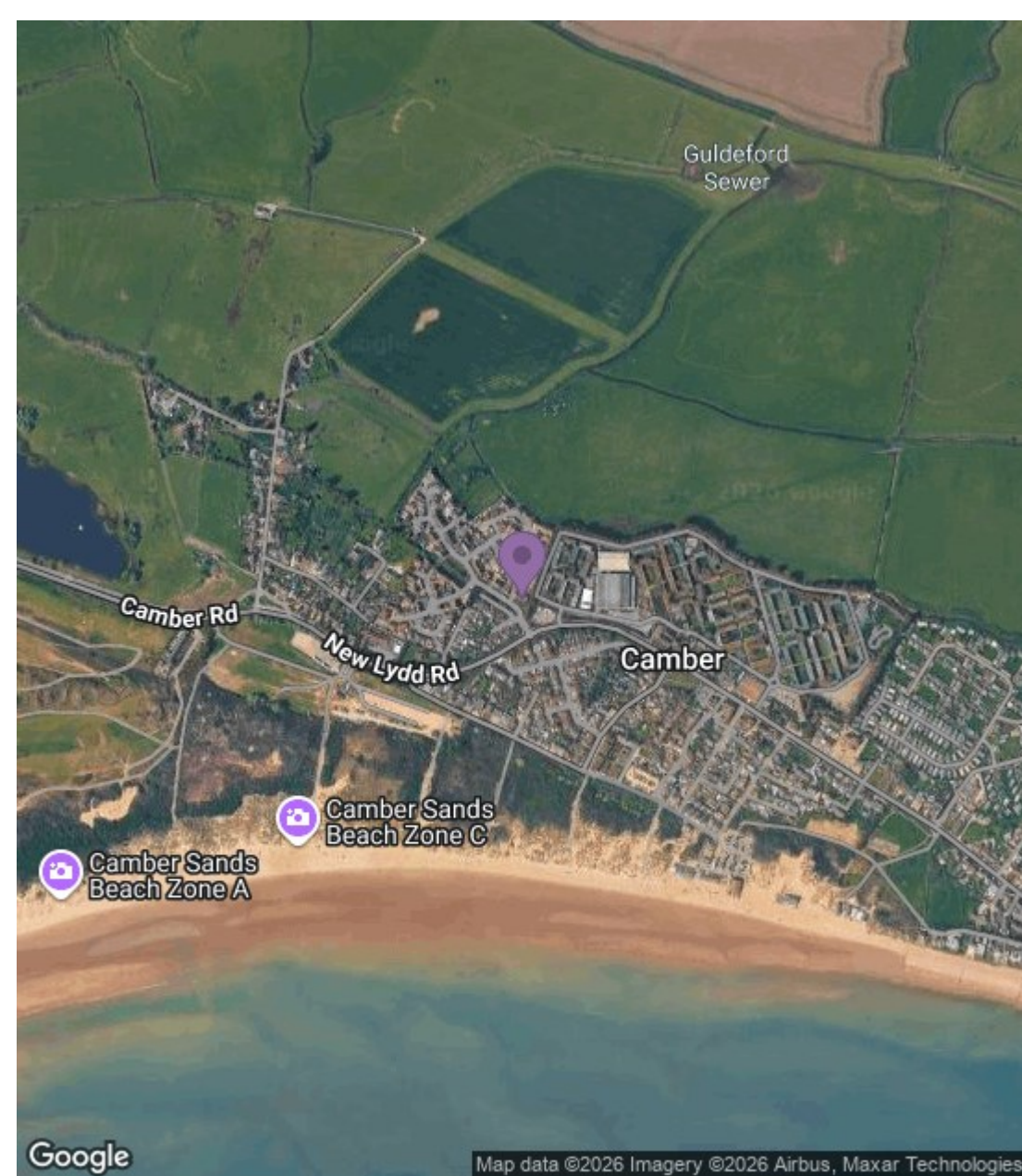
1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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	84
(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 ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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