RUSH WITT & WILSON

4 Saunders Way, Rye, TN31 7RW
£139,950

Rush, Witt & Wilson are delighted to offer a well presented two-bedroom first floor flat located just moments from the famous sand dunes in Camber.

The well proportioned accommodation comprises open plan living / dining room with contemporary kitchen units, two double bedrooms and a modern fitted shower room. Southerly facing balcony to the rear.

The property is considered an ideal buy-to-let investment. Offered CHAIN FREE.

Communal garden / parking.

For further information or to arrange a viewing please contact our Rye office 01797 224000.

Living Room / Kitchen
24'1" x 11'5" narrowing to 6'6" (7.341 x 3.499 narrowing to 1.991)
Open plan, sliding doors onto balcony. Modern base & eye level kitchen units with built in fridge freezer, double oven, sink with window above.

Bedroom
9'1" x 8'11" (2.784 x 2.733)
Window to rear.

Bedroom
9'1" x 8'11" (2.775 x 2.730)
Window to front.

Shower room
8'4" x 5'7" (2.542 x 1.727)
Modern bathroom, walk in shower, basin, heated towel rail, toilet. Contemporary tiling to floor and walls.

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.

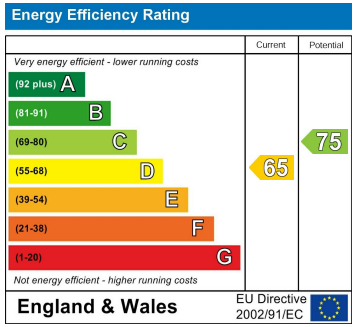
Council Tax Band - A

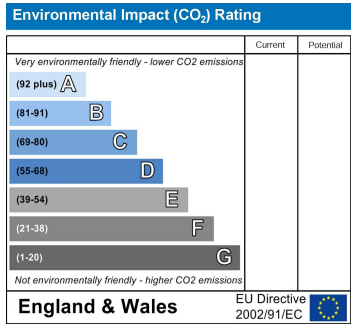
Locality
Situated in the increasingly popular seaside village of Camber, only a short walk from the famous sand dunes, miles of open beach and a newly constructed promenade. The village has become a haven for water sports enthusiasts although there are many other activities available locally including 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 the west and to Ashford where there are connecting services to London and Continental Europe.

Property Information
The following information has been advised by the owner:
Lease term remaining - approx. 61 years
Ground Rent - £200 p/a
Service Charge - £495.00 twice a year (Jan/July)
To be verified by legal representatives.





GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

TOTAL FLOOR AREA : 518 sq.ft. (48.1 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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The Property Ombudsman
Relocation agent network