RUSH WITT & WILSON

7 Saunders Way, Camber, East Sussex TN31 7RW
Price Guide £129,950

REFURBISHED TWO BEDROOM GROUND FLOOR APARTMENT.

Rush, Witt & Wilson are delighted to present to the market this newly refurbished two bedroom ground floor apartment with parking and a small patio area.

The accommodation comprises kitchen/living room, two double bedrooms and a shower room.

There are communal grounds and parking.

For further information and to arrange a viewing please call our Rye office on 01797 224000.

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.

Open Plan Kitchen/Lounge
11'5" narrowing to 6'6" x 23'5" (3.48 narrowing to 1.99 x 7.16m)
Kitchen - Brand new Lamona kitchen, laminate worktop, built in Lamona electric oven with electric hob, built in fridge/freezer, double glazed window to front, inset one and a half bowl sink with mixer tap over, built in microwave, space and plumbing for washing machine, spotlights.

Living Room - carpeted flooring, double glazed sliding door to the rear overlooking and allowing access to the rear patio space, electric Dimplex heater. Access through to:

Inner Hallway

Bedroom 1
8'11" x 9'1" (2.74 x 2.77)
Carpeted flooring, electrical radiator, double glazed window to front.

Bedroom 2
8'11" x 9'1" (2.74 x 2.77)
Carpeted flooring, double glazed window to rear, electric radiator.

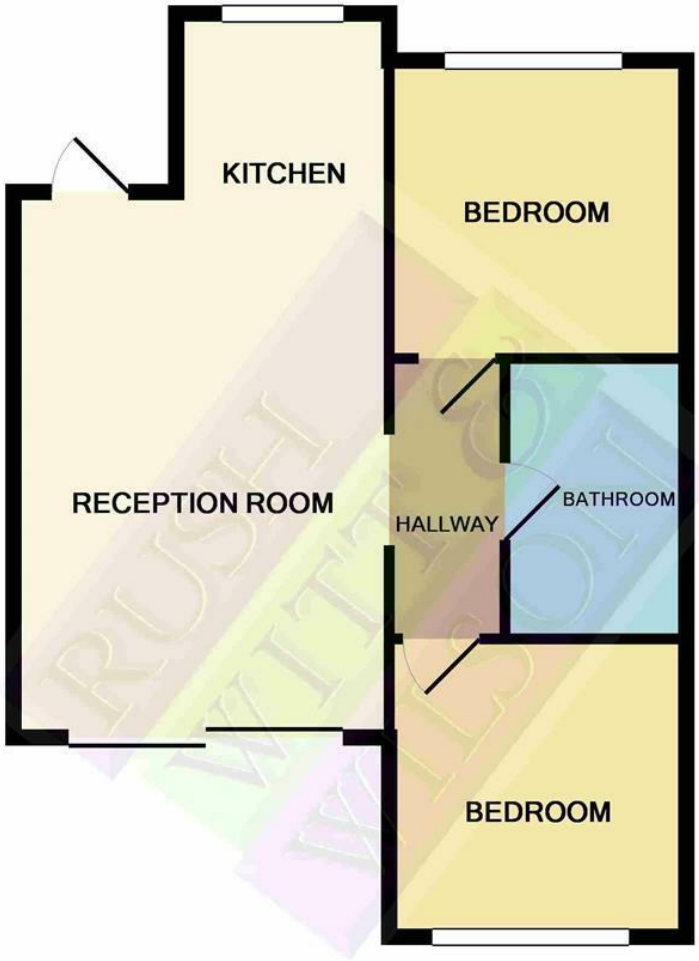
Shower Room
8'4" x 5'7" (2.55 x 1.72)
Walk in shower with Mira showerhead, tiled flooring, electric heated towel rail, sink with vanity unit over, low level WC and extractor fan.

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.

We have been informed that the lease extension will be approximately £12,000.

The sea picture is not a view from the property. The beach is a few minutes walk away.



TOTAL APPROX. FLOOR AREA 453 SQ.FT. (42.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given

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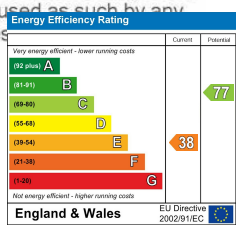

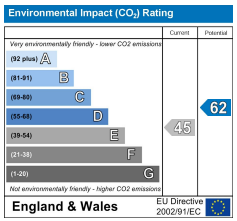

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The Property Ombudsman
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