RUSH WITT & WILSON

52 Denham Way, Rye, TN31 7XR
Guide Price £240,000

Rush Witt & Wilson are pleased to offer an attached family home forming part of a popular residential development in the heart of Camber. The well proportioned accommodation is arranged over two floors and comprises living/dining room, kitchen, cloakroom/wc on the ground floor, with three bedrooms and a bathroom on the first floor. There is a garage with potential to convert subject to the necessary consents, a good size garden extending to the side and rear offering scope for further extension, subject to permissions. There is an opportunity to enhance by undertaking further modernisation and improvement works. The property is being offered chain free, the vendors agents strongly recommend inspection. Viewings can be arrange via our Rye office on 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.

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 Porch
10'5 x 3'2 (3.18m x 0.97m)
Double aspect, obscure glazed windows to the side and front, door to the front, glazed panelled door through to:

Reception Hallway
Stairs rising to the first floor, understairs storage cupboard, doors off to the following:

Cloakroom/WC
4'5 x 3'10 (1.35m x 1.17m)
Low level wc, wash hand basin.

Kitchen
10'8 x 7'2 (3.25m x 2.18m)
Fitted with a range of traditional style cupboard and drawer base units, matching wall mounted cupboards, upright unit with oven and grill, complimenting worktop surfaces with inset electric hob, inset sink with side drainer, space and plumbing for washing machine, tiled floor, tiled walls, glazed panelled door to the rear.

Living/Dining Room
17'10 x 10'11 (5.44m x 3.33m)
Sliding doors to the rear with access onto the pergola covered terrace.

First Floor

Landing
Access to loft space, shelved cupboard, doors off to the following:

Bedroom
11'5 x 10'2 (3.48m x 3.10m)
Window to the rear elevation.

Bedroom
12'5 x 8'4 (3.78m x 2.54m)
Window to the front.

Bedroom
9'10 x 6'11 (3.00m x 2.11m)
Window to the rear.

Bathroom
6'8 x 6'9 (2.03m x 2.06m)
A white suite comprising a shaped panelled bath with mixer tap, hand held shower attachment and screen over, pedestal wash hand basin, low level wc, generous wall tiling obscure glazed window to the front elevation.

Outside

Front Garden
Hard standing providing off road parking, access to the integral garage, area of hard standing with gated access to the left hand side where there is a large paved terrace leading onto:

Rear Garden
Areas of level lawn, covered pergola, further paved utility area with greenhouse and garden store. The garden is of a good size extending to the side and rear, the latter enjoying a southerly aspect.

Garage
16'0 x 8'1 (4.88m x 2.46m)
Up and over door to the front, floor standing oil fired boiler.

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

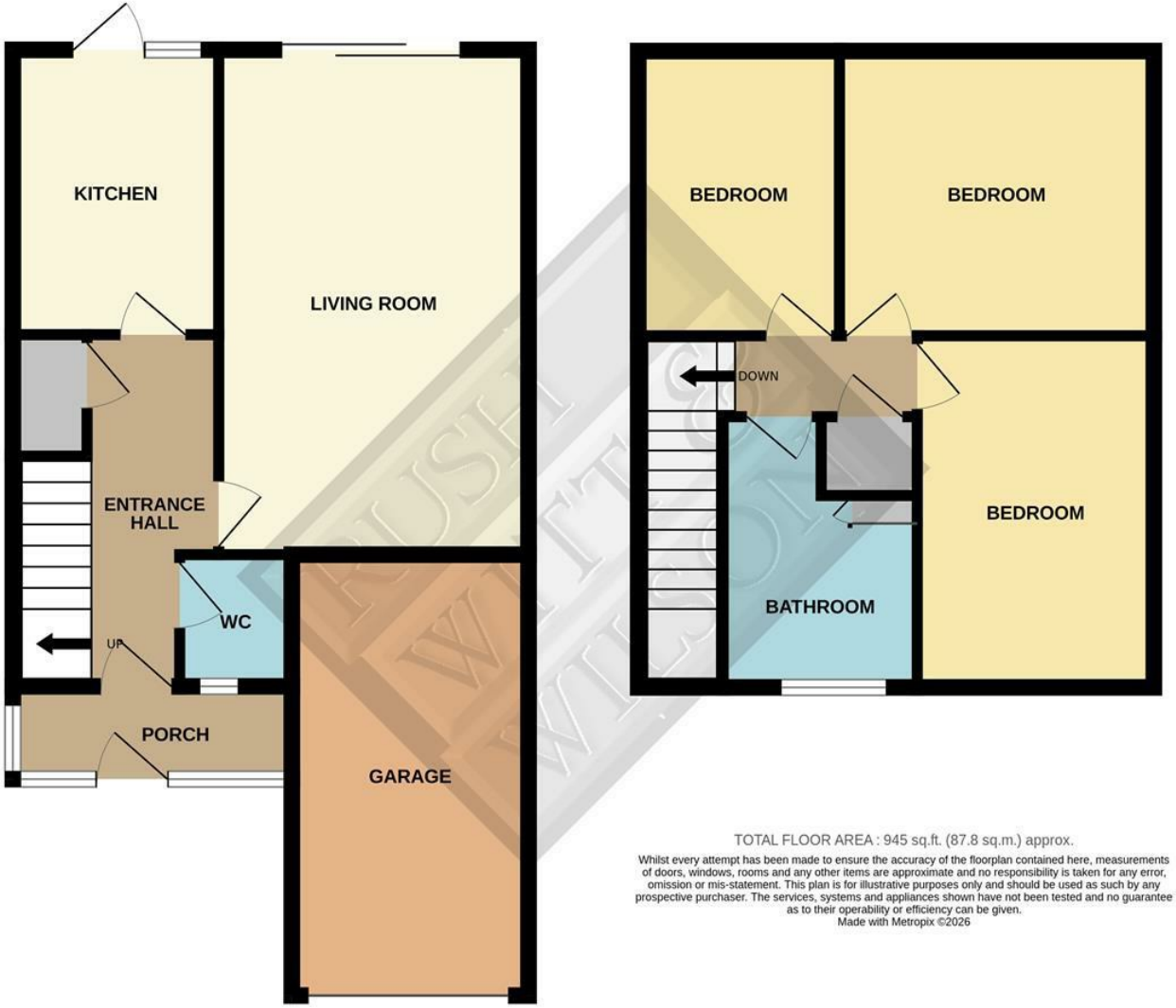
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

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



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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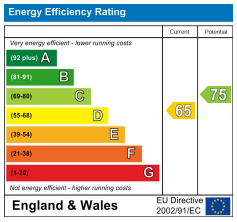

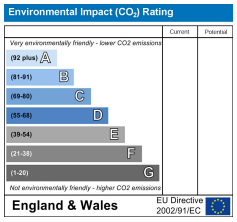

The Estate Offices Cinque Ports Street, Rye, East Sussex, TN31 7AD
Tel: 01797 224000 | rye@rushwittwilson.co.uk | www.rushwittwilson.co.uk

The Property Ombudsman
Relocation agent network