


**33 Marsh Way, Camber, Rye, East Sussex TN31 7WQ**
**Price Range £190,000**

**PRICE RANGE : £190,000 - £200,000**

**TWO BEDROOM 'COACH HOUSE' IN POPULAR COASTAL VILLAGE**

**Rush Witt & Wilson are pleased to offer a well presented apartment, located on the popular Whitesand development in the much sought after seaside village of Camber.**
**Accommodation comprises open plan living / dining area with kitchen area, two bedrooms and a bathroom.**
**The property has the benefit of an integral garage access from the rear.**
**Offered CHAIN FREE and available for early occupation.**

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







**Locality**
Located on the Whitesand development within the popular seaside village of Camber.

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.

**Entrance Lobby**

**Hallway**
10'5" x 4'1" (3.19 x 1.26)
Stairs rise from the entrance lobby to a generous landing. Large built in storage cupboards

**Open plan Living / Dining Room and Kitchen**
19'3" x 17'3" (5.87 x 5.27)
A light and airy double aspect open plan living space. Juliet balcony and double doors to the front and window to the rear. Kitchen area extensively fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Integrated washing machine and dishwasher. Complimenting worktop with inset sink. Hob with oven beneath and extractor over. Wall mounted boiler.

**Bedroom**
12'0" x 10'4" (3.68 x 3.17)
Window to front

**Bedroom**
12'0" x 11'3" maximim measurement. (3.68 x 3.45 maximum measurement. )
Two windows to front

**Bathroom**
7'8" x 6'9" (2.35 x 2.08)
Window to rear. A white suite comprising bath with shower / screen over, wash basin and wc.

**Garage**
Integral garage with up and over door, accessed from the rear.

**Lease**
155 Years from 1.1.2011

A monthly service charge is payable. Details on request.

**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 B

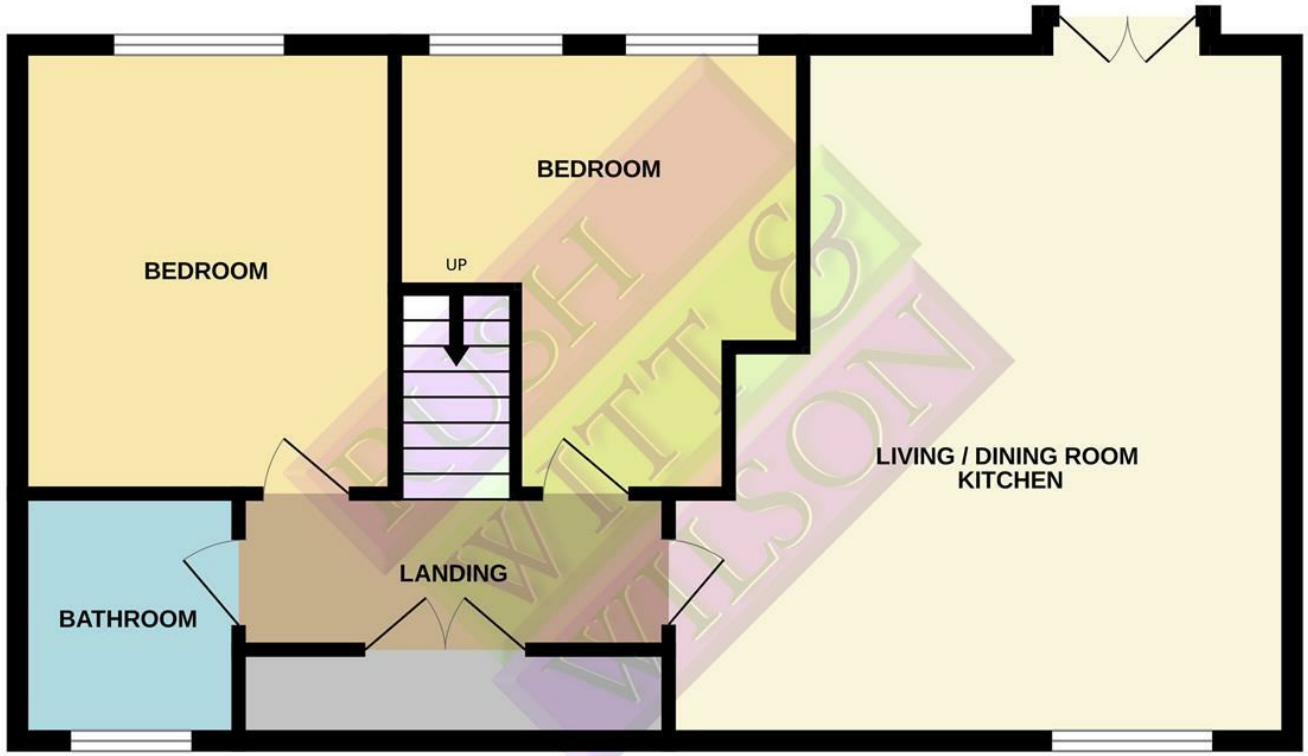








# GROUND FLOOR

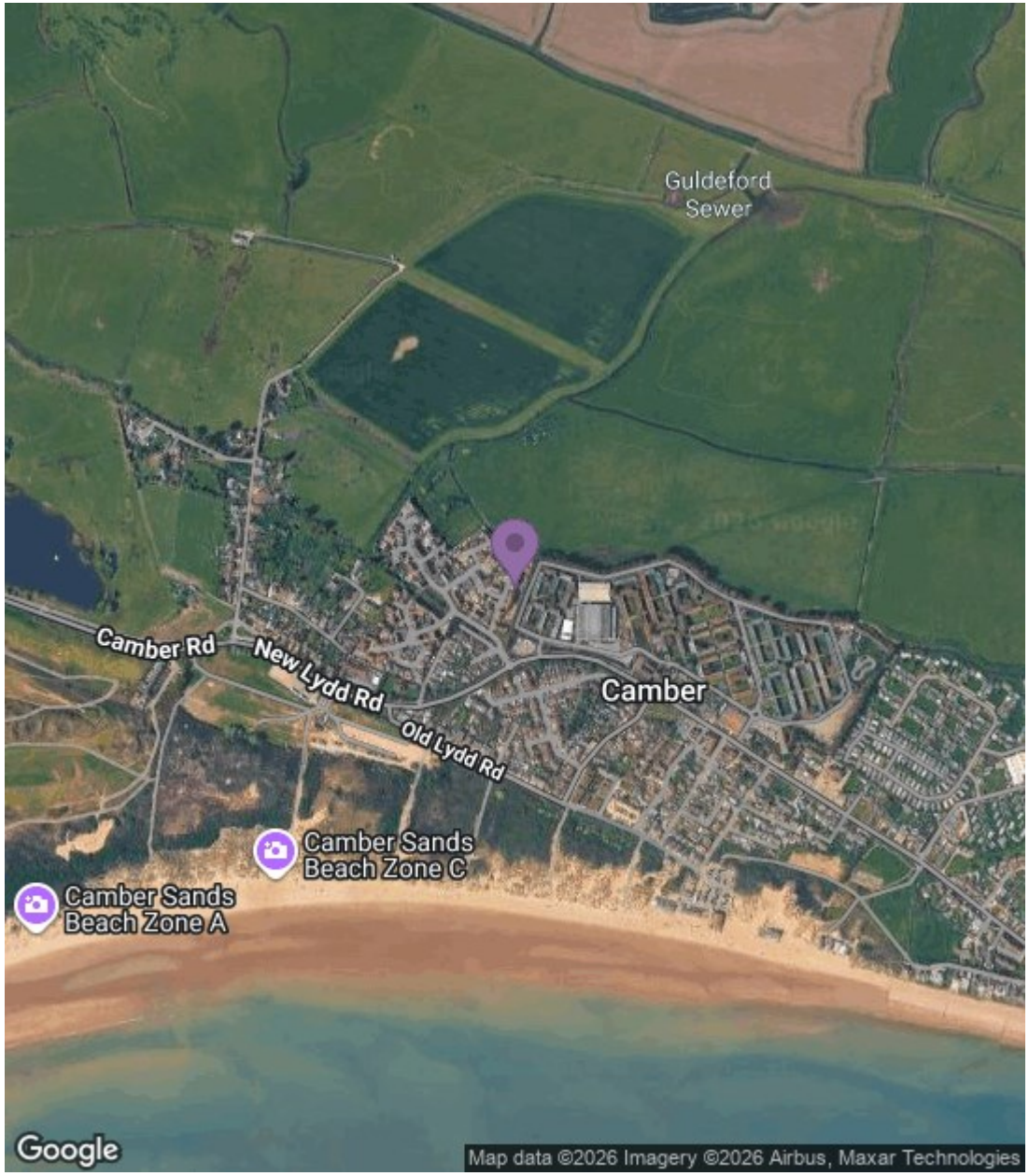



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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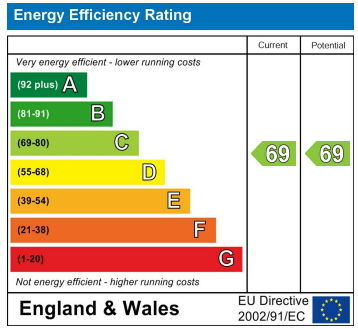


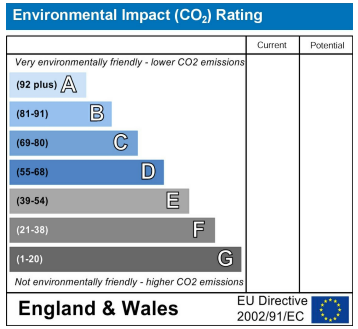









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