

RUSH
WITT &
WILSON



27 Merchants Drive, Camber, East Sussex TN31 7RF
Guide Price £269,950

TUCKED AWAY LOCATION YET ONLY MINUTES FROM THE BEACH

rush Witt & Wilson area pleased to offer a well presented mid terrace home comprising living room, kitchen/breakfast room and conservatory on the ground floor and two bedrooms, bathroom on the first floor. Gardens to front and rear, garage en-bloc and the benefit of two further parking spaces.

The property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase.

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

Locality

The property is situated just a short walk from the beach within the increasingly popular seaside village of Camber, famed for the sand dunes which form part of the stunning coastline of the Rye Bay, a haven for sun lovers and water sports enthusiasts.

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, 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

Door to the front, stairs rising to the first floor, door to:

Living Room

14'9 x 10'4 (4.50m x 3.15m)

Window to front, understairs storage, connecting glazed panelled door to:

Kitchen/Breakfast Room

13'8 x 8'6 (4.17m x 2.59m)

Fitted with a range of modern cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock worktop with inset sink, upright unit housing oven, grill and microwave, space for fridge/freezer, tiled floor, open plan to:

Conservatory

12'7 x 9'6 (3.84m x 2.90m)

Double doors to the rear leading out to the garden.

First Floor

Landing

Access to loft space, shelving linen cupboard housing wall mounted boiler.

Bedroom

13'8 max x 11'1 including recessed area (4.17m max x 3.38m including recessed area)

Window to the front.

Bedroom

12'2 x 7'1 (3.71m x 2.16m)

Window to the rear.

Bathroom

6'4 x 6'1 (1.93m x 1.85m)

Window to the rear, white suite comprising panelled bath with shower and screen over, pedestal wash basin, wc.

Outside

Front Garden

Small area of lawned garden to the front with picket style fencing.

Rear Garden

Incorporates a paved terrace and further small area of lawn, timber garden store.

Garage & Parking

En-bloc with up and over door with parking space opposite and a further parking space in Marchants Drive.

Agents Note

Council Tax Band - B

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>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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	EU Directive 2002/91/EC



