

**RUSH  
WITT &  
WILSON**



**Pebbles & The Chalet Sea Road, Camber, Rye, East Sussex TN31 7RR  
Guide Price £450,000**

**SANDY LANE LOCATION JUST A SHORT WALK TO THE BEACH**

Rush Witt & Wilson are pleased to offer a unique property comprising two units.

**SUITABLE AS A MAIN RESIDENCE OR AN IDEAL HOME / INCOME OPPORTUNITY**

Pebbles is a detached bungalow comprising dining hall, central double aspect living room, two bedrooms, one with en-suite bathroom and dressing room and a kitchen.

The chalet is a self contained unit located to the rear and comprises open plan living room/ kitchen, two inter connecting bedrooms and a bathroom.

Parking to the front and westerly facing garden to the rear.

For further information and arrange a viewing please contact our Rye Office 01797 224000

**Locality**

Pebbles and The Chalet occupy a prime location in the increasingly popular seaside village of Camber, only moments from the famous Sand Dunes and beautiful beach.

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 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.

Rye also boast the famous cobbled citadel, working quayside and weekly markets. The railway station in Rye allows easy access to Brighton and to Ashford where there are high speed connecting services to London.

**Pebbles**

A detached bungalow comprising -

**Dining Hall**

15'1" x 7'5" (4.6 x 2.28)

Door to the front and two windows to the side.

**Living Room**

16'9" x 15'5" (5.13 x 4.71)

Window and door to the front. Double doors to the rear leading to Conservatory. Fireplace with inset log burner.

**Kitchen**

7'7" x 6'9" (2.33 x 2.06)

Fitted with a range of traditional cupboard and drawer base units and matching wall mounted cabinets.

Worktop with inset sink, ceramic hob with oven beneath. Space and plumbing for washing machine.

**Conservatory**

Double doors open to the garden.

**Bedroom**

Sliding door to the rear.

**Dressing room**

6'5" x 5'10" (1.97 x 1.80)

Window to the rear.

**Ensuite Bathroom**

6'4" x 5'2" (1.95 x 1.59)

Window to the side. A white suite comprises a corner bath, wash basin and wc.

**Bedroom**

16'11" x 7'7" (5.17 x 2.33)

Window to the front. Access to loft space.

**The Chalet**

A further self contained unit comprising -

**Living Room / Kitchen**

16'10" x 8'5" (5.15 x 2.57)

Window and sliding door to the side. Kitchen area fitted with a range of units. Space and point for cooker and fridge. Space and plumbing was washing machine.

**Bedroom**

14'6" x 7'3" (4.42 x 2.23)

Built in double wardrobe. Window to the side. Connecting door to -

**Bedroom**

14'5" x 7'3" (4.41 x 2.22)

Window to the side. Built in wardrobe.

**Bathroom**

5'8" x 5'6" (1.75 x 1.69)

Bath, pedestal wash basin and wc. Window to the front.

**Outside**

A brick paved hardstanding to the front provides off road parking for two cars.

A gated pathway to the right hand side leads to the rear garden. This is laid predominantly to lawn with feature pergola covered decked terrace.

Timber summer house / studio. Useful garden stores.

**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 - Pebbles Band B and The Chalet Band A

GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(57-68) <b>D</b>	
(45-54) <b>E</b>	
(31-44) <b>F</b>	
(1-30) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(57-68) <b>D</b>	
(45-54) <b>E</b>	
(31-44) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

