



## **5 Sea Holly Walk, Camber, Rye, East Sussex TN31 7UW £1,100 Per Month**

### **ONLY A SHORT WALK FROM THE BEACH**

Rush Witt & Wilson are pleased to offer a well presented modern cottage style home forming part of the popular Whitesand development. The accommodation is arranged over two floors and comprises two double bedrooms, family bathroom, living / dining room, kitchen and cloakroom. Low maintenance garden. Parking space.

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

Terms: £1100 Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797 ) 224000. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697

**Entrance Hallway**

**Cloakroom**

**Kitchen**

**Living room /Dining room**

**Bedroom**

**Bedroom**

**Bathroom**

**Garden**

**Parking**

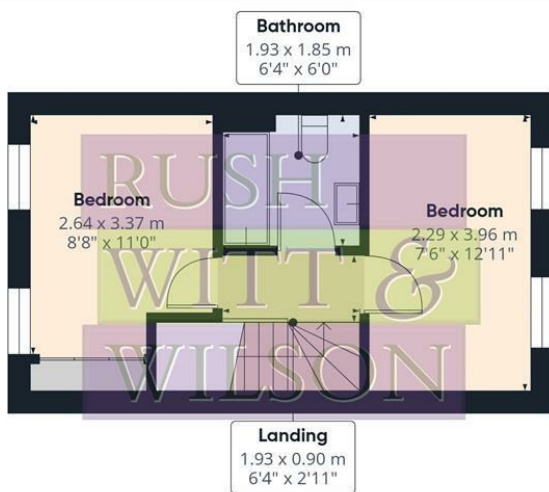
**Agents Notes**

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Please note the property is available part furnished and some of the items photographed including (but not limited to) the sofa and scatter cushions will be removed. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/)

According to the gov.uk website the property is located in an area at very low risk of flooding from surface water and very low risk of flooding from rivers and seas.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

50.9 m<sup>2</sup>  
549 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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