



**29 Badger Way,  
Camber, Rye, East Sussex TN31 7SR  
£950 Per Month**

Rush Witt & Wilson are pleased to offer a ' Fishermans Cottage' on the popular Whitesand Development. This charming property comprises of an open plan living / dining room with adjoining kitchen boasting an integrated fridge/freezer and cooker, utility area with space and plumbing for a washing machine and cloakroom. On the first floor there are two double bedroom and bathroom.

Decked terrace to the front and low maintenance courtyard to the rear with access to an allocated parking space. Council tax band C, EPC band C.

Terms £950 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 Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

## **Locality**

Forming part of the popular Whitesand development within the 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.

Camber has become a haven for water sports enthusiasts although there are many other activities available locally including places of general and notable 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 and weekly markets.

A railway station in Rye allows easy access to Brighton and to Ashford where there are high speed connecting services to London.

Camber is on the National Cycle Network making the neighbouring towns of Rye and Lydd readily accessible. There is also a newly constructed promenade from Camber to the hamlet of Jurys Gap a great place to walk and watch the sunset.

## **Entrance Lobby**

Door to the front.

## **Living Room**

12'4" x 11'7" (3.77 x 3.55)

Window to the front. Stairs to first floor. Understairs cupboard.

## **Kitchen**

7'8" x 5'11" (2.35 x 1.82)

Fitted with a range of cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Hob with oven beneath and extractor over. Space and plumbing for dishwasher. Upright unit housing fridge / freezer. Window to the rear.

## **Utility Area**

6'3" x 5'1" (1.92 x 1.57)

Wooden worktop with space and plumbing under for washing machine. Wall mounted boiler. Door to courtyard.

## **Cloakroom**

5'11" x 2'11" (1.82 x 0.91)

Wash basin and wc.

## **First Floor Landing**

Stairs rise from the living room. Access to loft space.

## **Bedroom**

11'9" x 8'10" (3.6 x 2.7)

Tilt / open window to the front with Juliet balcony.

## **Bedroom**

9'6" x 9'6" (2.92 x 2.92)

Window to the rear.

## **Bathroom**

2.1 x 1.82

Window to the rear. White suite comprising panel bath with mixer tap and shower / screen over, wash basin and wc.

## **Outside**

Decked sun terrace to the front with picket style fencing. Further enclosed decked courtyard to the rear accessed from the Utility Room. Pedestrian gate to parking area.

Communal gardens

## **Parking**

Allocated parking space located immediately behind the property.

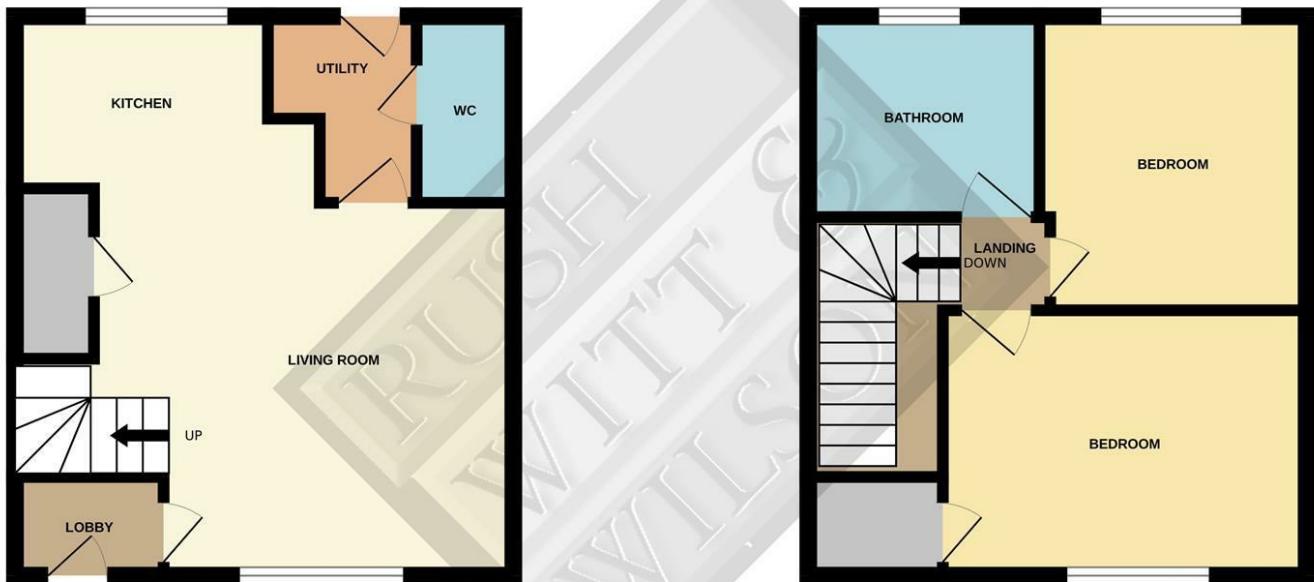
## **Agents Notes**

Council Tax Band C

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. Further information on broadband and mobile coverage and speeds can be found at [www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://www.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 low or very low risk of flooding.

GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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	88	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	88	71