

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located within the popular residential Whitesand development in the coastal village just a few hundred yards from Camber Sands where a variety of activities can be enjoyed including swimming, kite surfing, land yachting. Water sports are taught at Rye Water Sports Lake (1 mile). Nearby road links provide access to the M20 (junction 10) Ashford which provides further links by both road and rail to London (high speed link from Ashford to London St. Pancras in 37 minutes). Camber village offers a range of facilities for day to day needs as well as pubs and restaurants. The nearby Ancient Town and Cinque Port of Rye affords a wider range of amenities together with a railway station offering a service from Eastbourne into Ashford, with high speed connections for London and the Continent. Rye Citadel is famed for its historical associations cobbled streets and architecture with St Mary's Church and the popular, Mermaid Inn. Other activities and facilities in the area include Rye Golf Club (situated in Camber) as well as Lydd Airport providing aircraft links to Le Touquet.

Forming a modern mid terraced house built in 2014 and owned from new by the current owners who have used it as a second home as well as a successful holiday let. Presenting brick elevations set with double glazed windows beneath a pitched tiled roof.

Front door into the **entrance hall** with stairs rising to the first floor, built in double cupboard. The open plan fitted **kitchen and dining area** have double doors opening out to the rear garden and there is a built in cupboard under the stairs.

Study has a window to the front. The **cloakroom** comprises, wc and wash hand basin.

First floor landing. The **living room** has double doors to the front with Juliette balcony. **Bedroom 1** has built in wardrobe cupboards and an **en suite shower room** comprising shower cubicle, w.c and wash hand basin.

Second floor landing. Both bedrooms 2 and 3 have free standing wardrobes, bedroom 2 overlooks the front and bedroom 3 overlooks the rear garden.

Family bathroom comprises panelled bath with shower over, w.c and wash hand basin.

Outside: To the front there is a small garden with central path to the front door. The main rear garden is fence enclosed and approximately 42' long and landscaped in a low maintenance coastal theme and includes an area of decking for table and chairs. There is a gate from the garden leading to two allocated tandem parking spaces.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. LPG heating. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000 Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £369,950 freehold

30 Marsh Way, Camber, East Sussex, TN31 7WQ



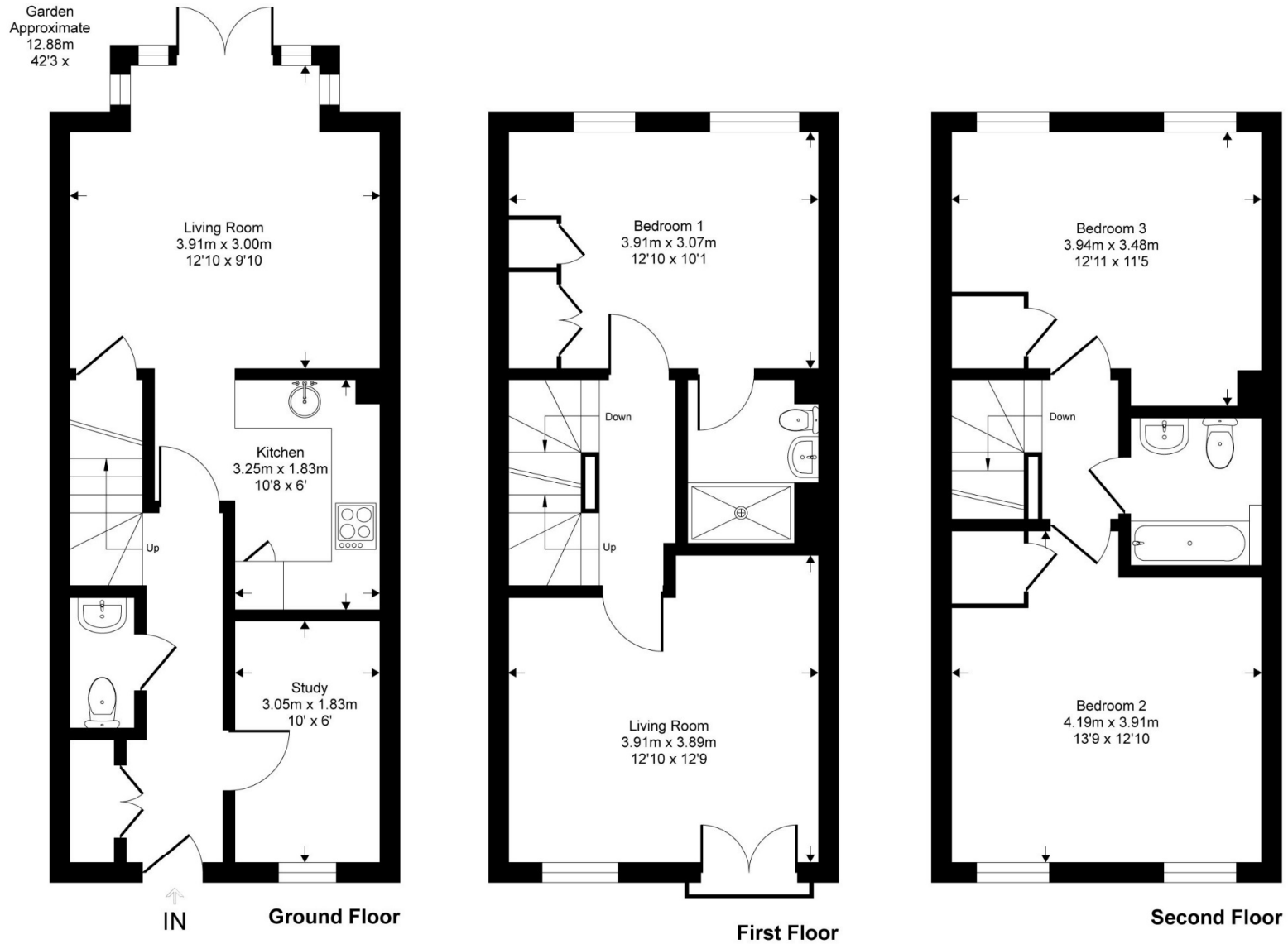
A modern mid terraced three bedroom house within the popular Whitesands development situated a few hundred yards from the vast stretch of Camber Sands beach.

- Entrance hall • Open plan living/dining/kitchen • Study • Cloakroom
- First floor landing • Living room • Bedroom 1 with en suite shower room
- Second floor landing • 2 bedrooms • Family bathroom • LPG heating • Rear garden • Two parking spaces
- EPC rating D



Marsh Way

Approximate Gross Internal Area = 110.4 sq m / 1189 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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