

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located on 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 kite surfing, land yachting & horse riding. 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 mid terraced house presenting weatherboard elevations set with sash style double glazed windows beneath a pitched slate roof.

The accommodation comprises front door into the entrance hall with inner door to **Main open plan living/dining/kitchen area**. Laminate flooring, window to front. Kitchen has a built in range of units incorporating a 4 ring electric hob, oven, extractor fan. Integrated dishwasher, fridge and freezer. Additional built in storage cupboard.

Utility/rear lobby with space and plumbing for a washing machine and tumble dryer. Door out to a pathway which leads to the parking area.

Cloakroom comprising w.c and wash hand basin.

First floor landing. **Bedroom 1** window to the front. Built in wardrobe.

Bedroom 2 window to rear with views over farmland.

Bathroom comprising panelled bath with side screen, w.c, wash hand basin, window to rear.

Outside: There is a small picket fence enclosed garden to the front. One allocated parking space in a communal area to the rear.

Directions: Entering Camber from the direction of Rye, passing the Rye Golf Club on your right, continue until you reach the mini roundabout and turn left into Whitesand Drive. Follow the road all the way around where the property will be seen at the far end on your left.

Local Authority: Rother District Council - Council Tax band C
Mains electricity and water. Mains Drainage
Predicated mobile coverage :- EE, Three, 02, Vodafone
Broadband speed:- Ultrafast 1000Mbps – Source Ofcom

Price guide: £255,000 Freehold

14 Whitesand Drive, Camber, East Sussex, TN31 7SJ

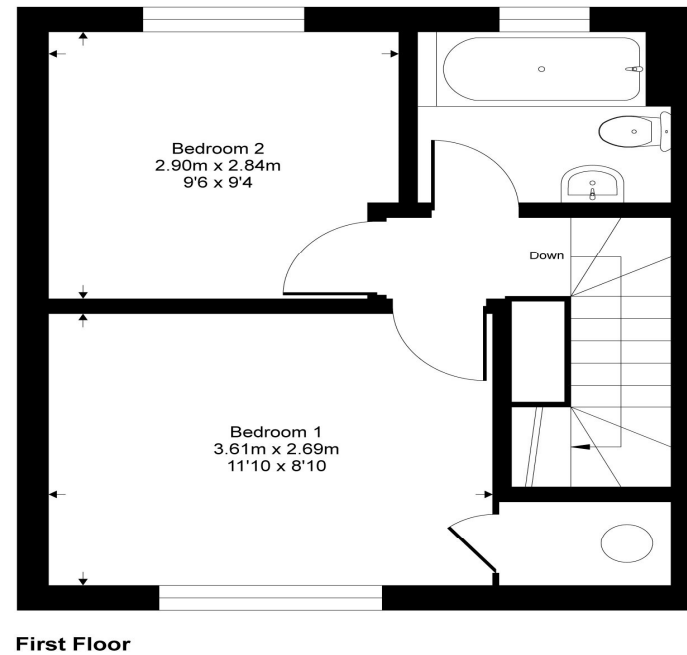
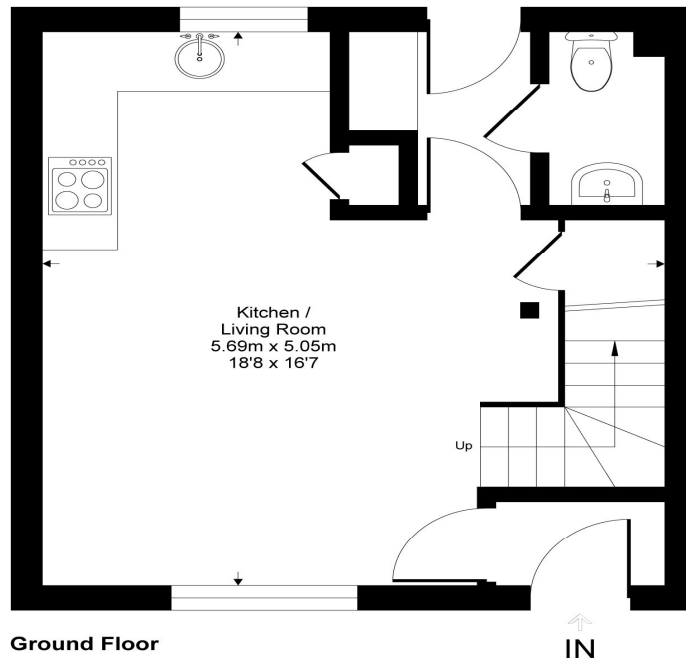


A well presented, two bedroom mid terraced modern coastal house situated a few hundred yards from the vast stretch of Camber Sands beach.

- Entrance Hall • Open Plan Living/Dining/Kitchen area • Utility/Rear lobby area • Cloakroom • First Floor Landing • Two Bedrooms • Bathroom • Allocated Parking Space • EPC rating C

Whitesands Drive

Approximate Gross Internal Area = 58 sq m / 620 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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