



25 MARSH WAY, CAMBER, RYE, EAST SUSSEX, TN31 7WQ

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GUIDE PRICE £234,500

A welcoming home or ideal holiday place near the sea, this well presented tucked away 2 double bedroom ground and first floor maisonette, is situated in the popular Whitesands Development within walking distance of Camber Sands Beach.

- Entrance Hallway
- Open Plan Living / Dining
- Kitchen
- Downstairs Cloakroom /WC
- Master Double Bedroom With Ensuite Shower /WC
- Second Double Bedroom
- Bathroom / WC
- Allocated Parking Space
- Quiet Location
- Potential Rental Opportunity
- Easy Access to Beach

25 Marsh Way is a welcoming ground and first floor maisonette situated in a quiet position within the modern Whitesands Development, with easy access of the famous Camber Sands Beach. The property was constructed in 2014 and forms part of a three storey block of traditional brick and timber frame construction, with UPVC double glazed windows.

The property is approached over a hard standing parking area leading up to a stepped canopied entrance porch front door, opening into an entrance hallway. Accessed from the hallway is a ground floor cloakroom/WC and door leading into the main open plan "L" shaped living / dining / kitchen with double aspect windows, white gloss fitted kitchen units with laminate worktops and integrated appliances including fridge/freezer, washing machine, dishwasher, electric oven and ceramic hob.

Stairs lead from the hallway up to first floor landing off which is the master double bedroom with ensuite shower room, a second generous double bedroom and a family bathroom with panel bath with shower above, close coupled WC and pedestal washbasin.

Externally the property is surrounded by a communal lawn garden and at the front of the property there is an allocated car parking space.







**Situation:** 25 Marsh Way is situated within easy access of the famous Camber Sands Beach and the heart of Camber village which has a number of cafes, two general stores, and two public houses/restaurants. Approximately 3.5 miles away is the ancient Cinque Ports town of Rye, with its cobbled streets and period buildings that offer shops, recreational and cultural facilities. The historic Old Town of Hastings is 16 miles away with its seafront and promenade, whilst inland are the market towns of Tenterden and the market town of Ashford with its choice of supermarkets, cinemas, and McArthur Glen designer retail outlet park. Leisure activities in the Rye area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on Camber Sands Beach and walking in the surrounding countryside.

**Schools:** There are a number of highly regarded schools in the area including Marlborough House, St Ronan's, Claremont, Buckswood, and Cranbrook. Rye offers a number of nursery, primary and secondary schools.

**Travel and Transport:** Rye train station offers direct links to the high speed service from Ashford to London St. Pancras (Rye to London 1hr 8 mins) and link to Eurostar trains. Rye service also runs to Hastings and through to Brighton. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover.



**Services:** Mains Water, Drainage, Electricity, LPG Central Heating

**Broadband Speed:** 51-81 Mbps ([broadband.co.uk](http://broadband.co.uk))

**Mobile Coverage:** 3G coverage with Vodafone, 02, EE, Virgin,

**Council Tax:** Currently Band B

**EPC:** Band C

**Local Authority:** Rother District Council Tel: 01424 787000

**Tenure:** Leasehold – 155 year lease commencing Nov 2011

**Communal Service Charge:** Currently £ 1333.80 per annum

**Ground Rent:** Currently £250 per annum

**Viewing:** Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224852.

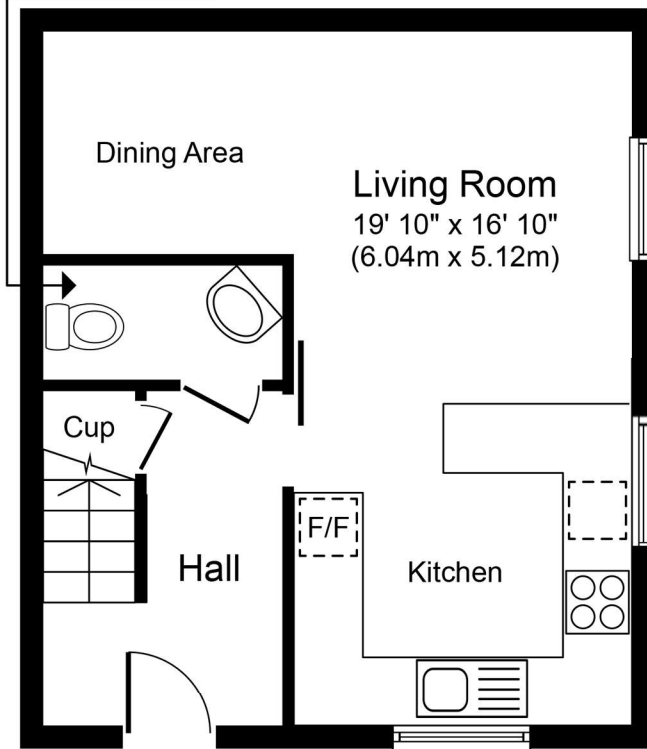
**Directions:** From Rye head out on the A259 sign posted Dover. Proceed for 1 mile then turn right onto Camber Road. Continue for 3 miles until entering Camber, at mini roundabout turn left into White Sands Drive and proceed along and turn right into Bakers Way and right into Shearers Way bearing around to the left where the property will be found on the left hand side.



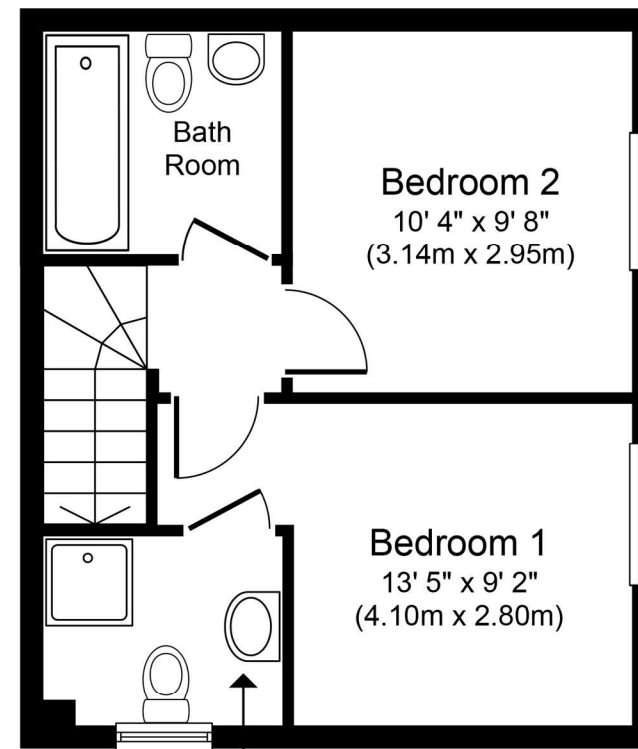




Cloak/W.C.  
5' 10" x 3' 1"  
(1.77m x 0.93m)



**Ground Floor**  
**Approximate Floor Area**  
**334 sq. ft.**  
**(31.0 sq. m.)**



En-suite  
6' 10" x 5' 5"  
(2.08m x 1.65m)

**First Floor**  
**Approximate Floor Area**  
**334 sq. ft.**  
**(31.0 sq. m.)**

### 25 Marsh Way, Camber

#### Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: October 2024 Photographs Dated: July 2024

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