Warner Gray

SPECIALISTS IN COASTAL AND COUNTRY PROPERTIES



4 Baker Way, Camber, Rye, East Sussex TN31 7SN

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Guide Price : £375,000

A Coastal lifestyle tucked away close to the beautiful golden beach in Camber, this exceptionally presented home offers a rare chance to embrace life by the sea, whether as a holiday home or full-time base by the sea.

Updated and cared for by the current owners it presents not only an inspiring lifestyle choice but also a potential income opportunity as Camber sands is a very desirable holiday location.

- Wonderful location close to Camber Sands
- Well-presented 3 bedroom coastal home
- Open plan living space downstairs
- Modern fitted kitchen
- En-suite shower room & downstairs shower room
- Possible bolthole, home or investment opportunity
- Rear garden with decked patio area
- Off-street parking for 2 vehicles
- Short walk to beach & the local amenities
- Rye circa 4 miles with many facilities & railway station
- Wonderful walks along beach & Romney Marshes

Camber offers a range of every day facilities including cafes, gastro pubs and the renowned Gallivant boutique hotel and restaurant. For outdoor enthusiasts there is much to get excited about. Not only is the beach at Camber Sands, but the wild and wonderful Romney Marshes and Dungeness and Rye Harbour nature reserves are all close by. The Rye Watersports centre offers kitesurfing, windsurfing and sailing, and the renowned Links course at Rye Golf Club, are both just down the road.

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Located on a modern development, the property offers an open plan dual aspect living space downstairs seamlessly moving through zones to give the space purpose and connecting a a light-coloured modern fitted kitchen to the rear and extending out to the garden.

There is also a separate shower room on this level. Clean lines and natural lighting create an easy flow between inside and out, creating a relaxing environment to unwind.

Upstairs provides three spacious bedrooms with the main bedroom to the front offering cupboard space and a modern fitted en-suite shower room. Bedroom 2 & 3 are to the rear overlooking the garden with the family bathroom leading from the central landing.

The development has been designed with attractive planting areas which lead to Baker Way and the house is presented at the front with picket fencing as you approach the front door adding to the seaside feel.

This feeling is further enhanced in the rear garden as a decked patio area leads to a shingle garden with stepping stones to a rear seating area. There is also a side gate from the garden providing access to the properties private parking spaces.

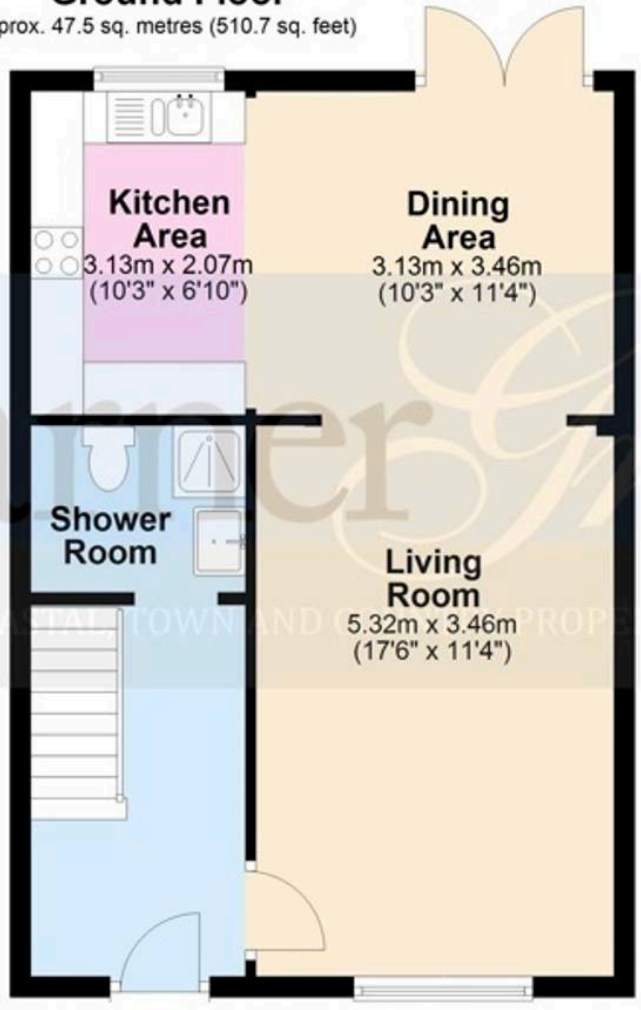
SERVICES : Mains water and electricity and drainage. Heating system is gas fired boiler from AvantiGas.

Estate Management Fee A charge of £45.26 a month is payable to Grange Management for the management of the Whitesands Estate.

Local Authority : Rother District Council. EPC Rating : C

Ground Floor

Approx. 47.5 sq. metres (510.7 sq. feet)

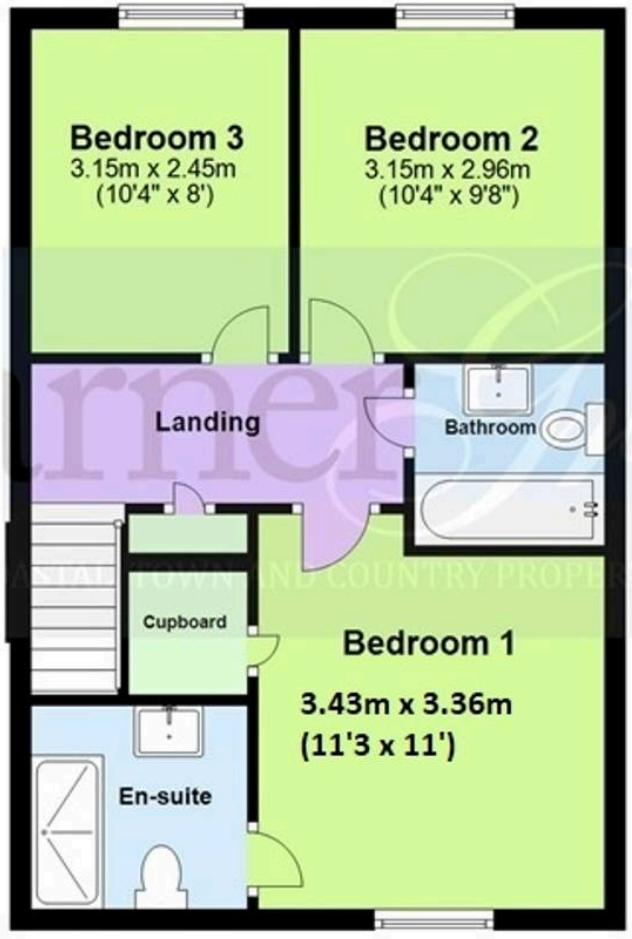


Total area: approx. 47.5 sq. metres

(510.7 sq. feet)

First Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



Total area: approx. 53.4 sq. metres

(574.6 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.

