

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in the coastal village of Camber just a few hundred yards from Camber Sands beach 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 at Ashford which provides further links by both road and rail to London. 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, from where there are high speed connections for London St Pancras in 37 minutes. Other activities and facilities in the area include Rye Golf Club (situated in Camber) as well as Lydd Airport providing light aircraft links to Le Touquet.

A ground floor apartment situated within a purpose-built block of 20 similar properties with communal gardens and parking.

Lease information:

Term 125 years from 1986.

Current Service Charge: £1600 per annum approximately

Ground Rent: £200 per annum until 2046.

2046 – 2076: £400 per annum

2076 for the remainder: £800 per annum

Notes: The image of the external elevation is a taken from our archives as remedial building work is being undertaken to the development. The image of the beach at Camber is not taken from the property. **NO HOLIDAY LETS**

Ground floor: Communal hallway serving four properties.

A front door opens into a living/dining room with a large window to the rear and a double glazed door leading out to the terrace and an archway opening to the inner hallway.

Kitchen fitted with base and wall mounted units with marble effect work surfaces incorporating a sink unit with mixer tap, inset electric hob with filter hood above, built in oven, tiled splash backs and space for washing machine and fridge.

Inner hall with built in airing cupboard and doors off to both bedrooms and bathroom.

Bedroom 1: Double glazed window to rear

Bedroom 2: Double glazed window to front

Bathroom: Fully tiled walls with fittings comprising a wash hand basin with vanity cupboard beneath, close coupled w.c and panelled bath with wall mounted shower above.

Outside: Small southerly facing paved area located to the rear of the apartment with lawned communal gardens beyond.

Communal Parking: Saunders Way has a residents' parking area.

Rother District Council – Council Tax Band A

Guide price: £155,000 Leasehold

15 Saunders Way, Camber, Near Rye, East Sussex TN31 7RW

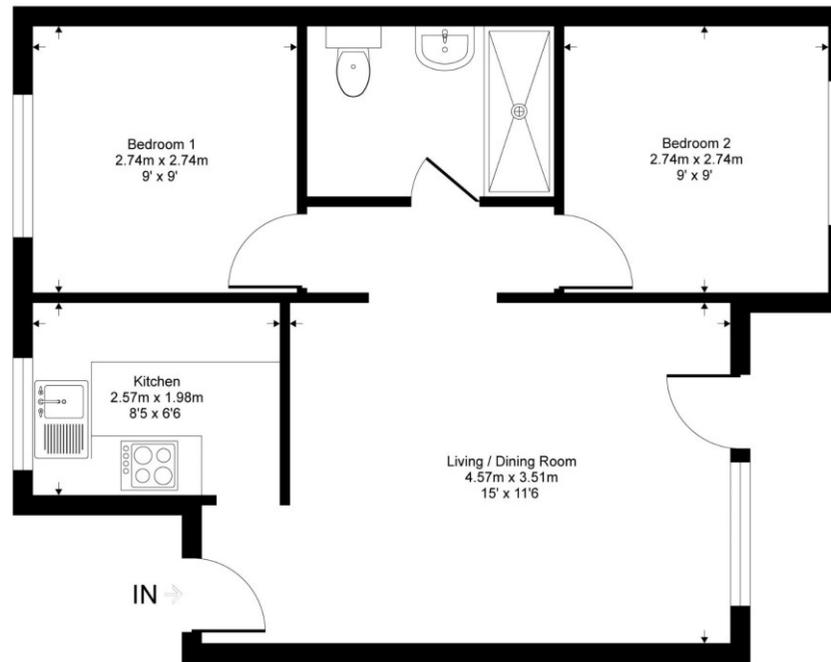


A two bedroom purpose built ground floor apartment set away from the road only a short walk from the beach

- Communal entrance
- Living/dining room
- Kitchen
- Inner hall
- Two bedrooms
- Bathroom
- Double glazed
- Electric heating
- EPC rating D
- Patio
- Communal parking area

Saunders Way

Approximate Gross Internal Area = 46.4 sq m / 500 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk