

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located on the popular residential Whitesands development in the coastal village just a few hundred yards from the vast stretch of sandy beach at 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 connections for London. 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 and potentially beyond.

As mentioned the development is close to Camber Sands beach and therefore attracts a range of buyers including buy to let investors including second home/holiday let buyers. Phillips and Stubbs Letting Department suggested a rental figure of £875.00 per calendar month on an Assured Periodic Tenancy.

#### Ground Floor

Front door into the entrance hall with stairs rising to the first floor, built in cupboard housing the gas boiler. Laminate flooring throughout the ground floor.

Cloakroom with w.c and wash hand basin.

Main open plan living/kitchen area having a range a fitted units incorporating a 4 ring electric hob, extractor fan and oven, one and half bowl sink unit, integrated dishwasher and space for fridge freezer. Two windows to the front both with shutters.

Utility room with fitted units having space and plumbing for a washing machine and tumble dryer, window to front.

#### First Floor

First floor landing built in storage cupboard.

Double bedroom with two windows to the front having shutters, two built in double wardrobes. En suite shower room comprising, large shower cubicle, w.c and wash hand basin.

Outside: One allocated parking space to the front.

Lease details – 155 years commencing 1st November 2010

Ground rent £250 per annum.

Annual service charge £1,447.56

Local Authority: Rother District Council. Council Tax Band B

Mains electricity and water. Mains drainage.

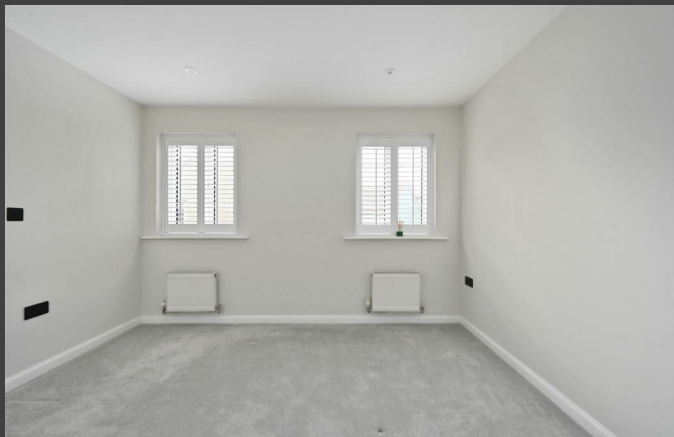
Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 1800Mbps available. Source Ofcom

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

Price Guide £187,500 Leasehold

3 Shearers Way, Camber, Rye, East Sussex, TN31 7UZ



A well presented one bedroom ground and first floor maisonette with an allocated parking space

- Entrance hall
- Main open living/kitchen area
- Cloakroom
- Double room with en suite shower room

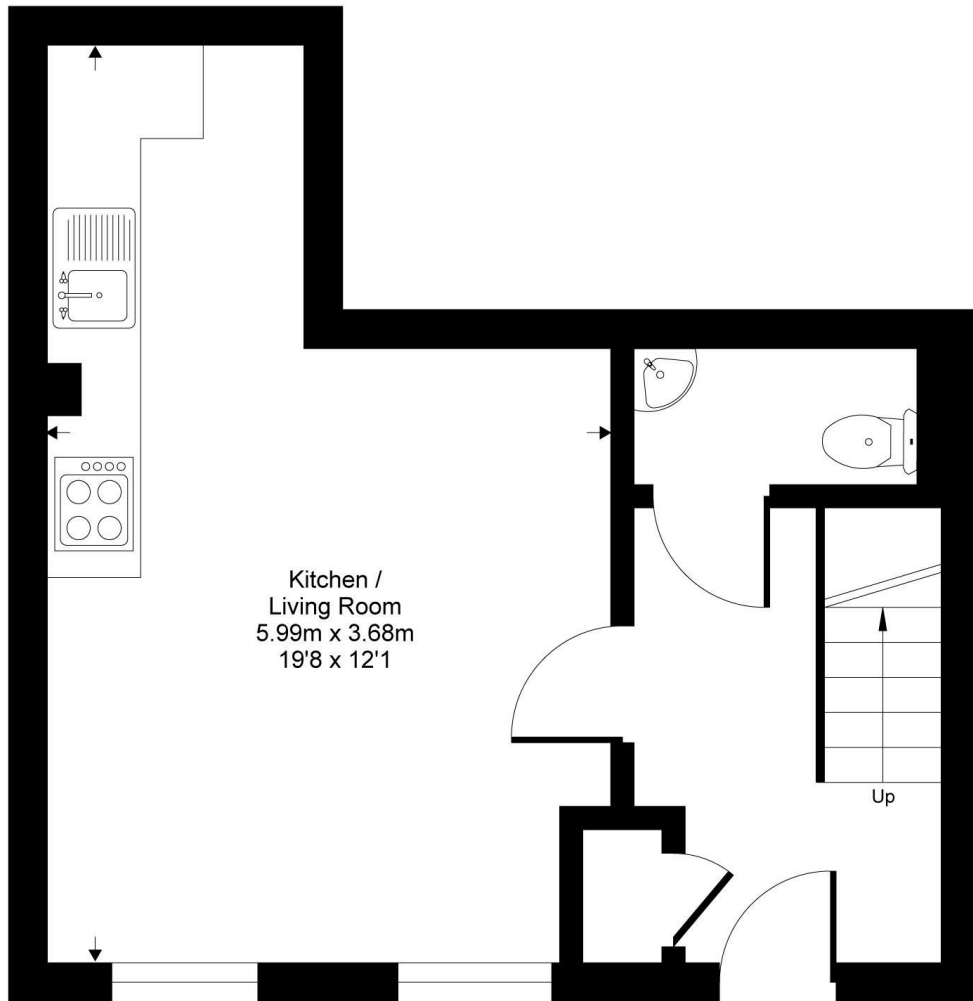


Directions:

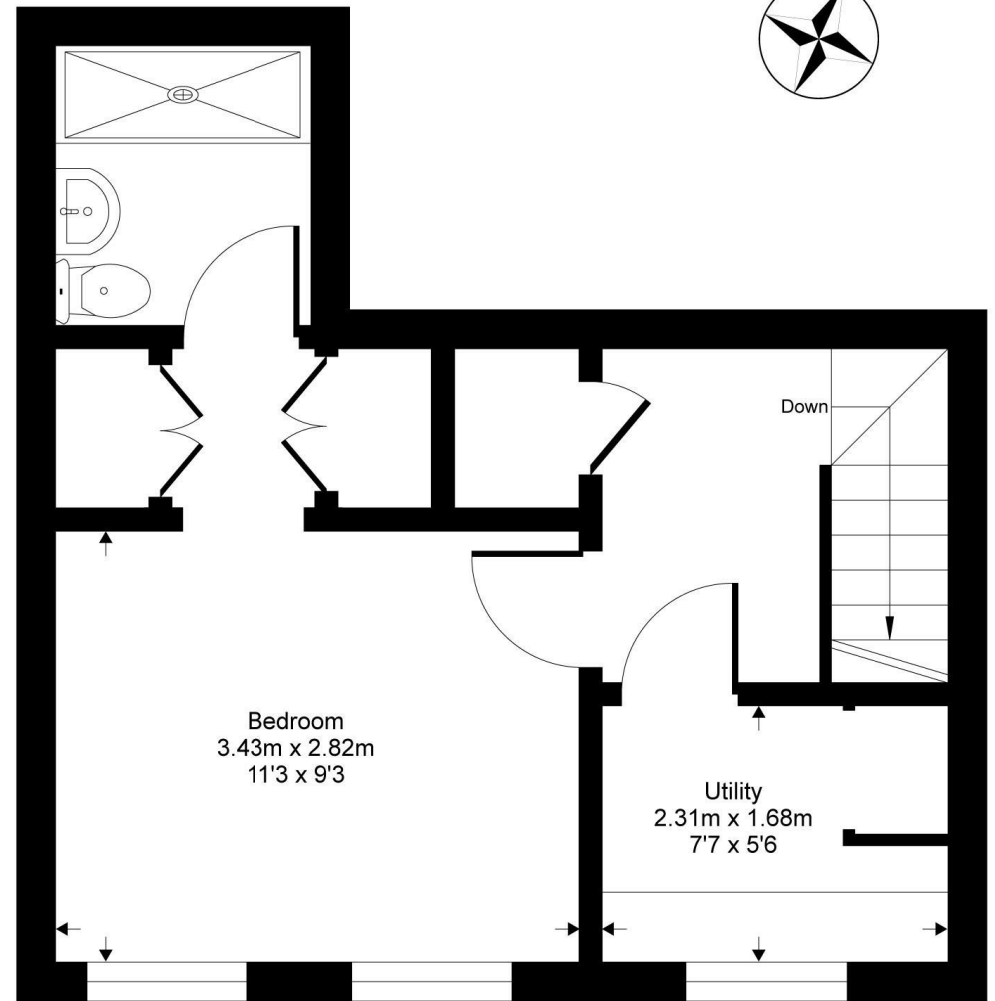
EPC: C  
Local Authority: Rother District Council  
Council Tax Band: B

# Shearers Way

Approximate Gross Internal Area = 53.5 sq m / 576 sq ft



Ground Floor



First 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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