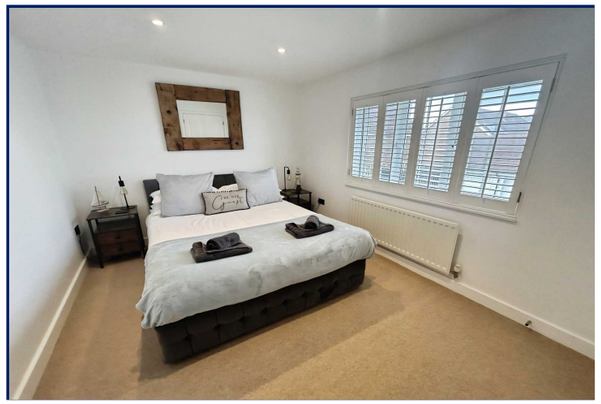
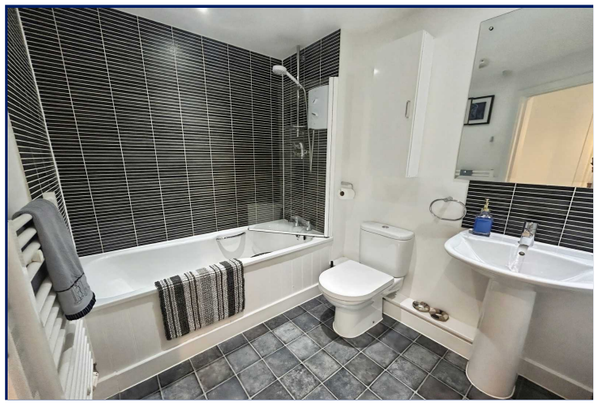
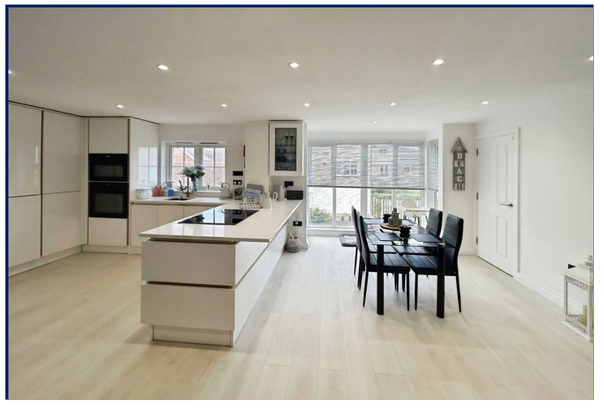


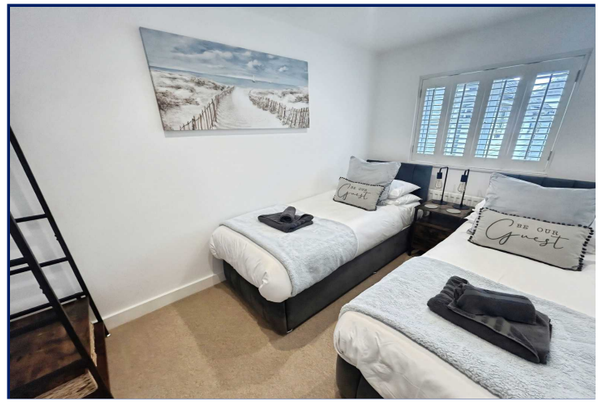














Linnet Lane, Camber, Rye, East Sussex, TN31

**£1,250 per month Furnished**
**Security Deposit £1442**
**Holding Deposit £288**

Reeds Rains

reedsrains.co.uk

# Linnet Lane, Camber, Rye, East Sussex, TN31

**£1,250 per month Furnished**

Council Tax Band: NA
EPC Rating: D

Beautifully presented two bedroom coach house. Comprising an open plan living/dining/kitchen, two bedrooms and bathroom. Allocated parking space. No outside space. Electric heating. Available end of September.

**Location**
Situated on the White Sands Development off of New Lydd Road in the coastal village of Camber.

**Ground Floor**
Carpeted stairs to first floor. Single radiator. Door to front.

**First Floor**

**Open Plan Living/Kitchen/Dining**
19'4" max x 19'9" max (5.9m max x 6.02m max)
Wooden effect flooring. UPVC double glazed windows to front with blinds. Door to hall. Cupboard housing electric boiler. The modern kitchen comprises a range of wall and base units with integrated oven, hob, dishwasher, fridge freezer, washing machine.

**Inner Hall**
Carpeted flooring. Single radiator. Doors to all rooms. Loft hatch to ceiling.

**Bedroom One**
13'7" x 9'4" (4.14m x 2.84m)
Carpeting flooring. Single radiator. UPVC double glazed window to front with shutters. Fitted wardrobe.

**Bedroom Two**
11'1" x 7'3" (3.38m x 2.2m)
Carpeted flooring. UPVC double glazed window to side with shutters. Single radiator.

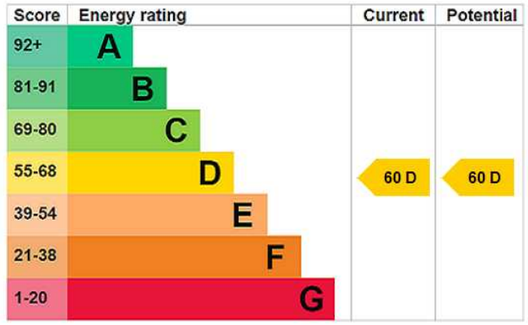
**Bathroom**
8'6" x 6'2" (2.6m x 1.88m)
Vinyl flooring. Part tiled walls. The white suite comprises a panel enclosed bath with electric shower over and glass screen, wc and pedestal wash hand basin with mirror over. Wall mounted cupboard. Heated towel rail.

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All Measurements
All Measurements are Approximate.

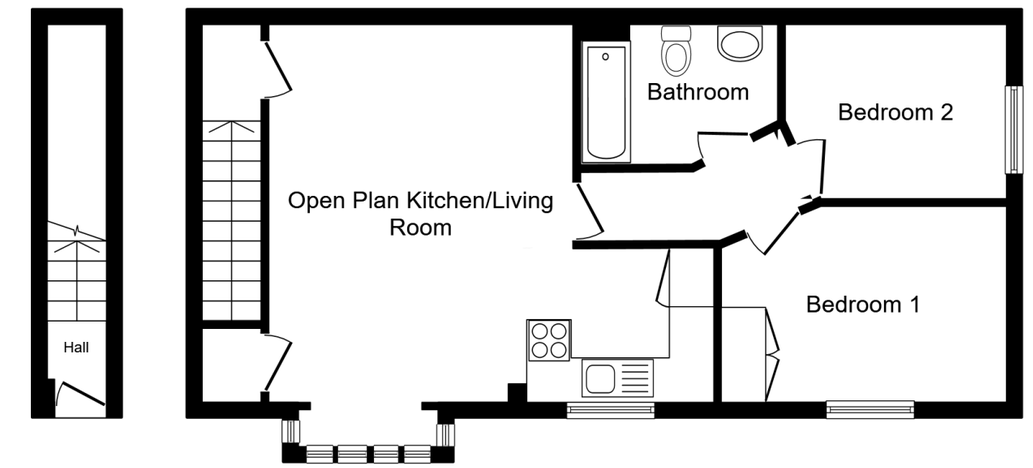
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.






For full EPC please contact the branch.




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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