

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set back behind the dunes just a hundred yards or so from Camber Sands, the beautiful sandy beach where a variety of activities can be enjoyed including kite surfing, kite buggying, surfing, land yachting, horse riding, fishing as well as numerous other activities both on the beach and nearby including wildlife havens at Dungeness and Rye Harbour Nature Reserve. Watersports are taught at Rye Watersports 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 with a high speed link from Ashford to London St. Pancras in 37 minutes with connections to Paris, Brussels and Amsterdam via Eurostar. 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. Rye Citadel is famed for its historical associations cobbled streets and architecture with St Mary's Church and the popular, Mermaid Inn.

Forming a detached bungalow presenting colour washed rendered elevations set with double glazed windows beneath a pitched tiled roof.

The accommodation comprises front door into the **entrance hall** with built in cupboard and hatch to loft space.

Living room with door out to the front garden and additional window to the rear.

Kitchen/dining room fitted with a range of base and wall mounted units incorporating a one and half bowl sink unit, space for fridge and washing machine. Integrated oven, 4 ring electric hob, extractor fan. Door to outside and window to rear.

Bedrooms 1 and 2 both have windows to the front.

Bedroom 3 has a built in double wardrobe and window to rear.

Bathroom comprising panelled bath with mixer tap/shower attachment, glass side screen, wash hand basin, w.c. tiled walls.

Outside: To the front there is a driveway providing off road parking for two cars and access to an attached single garage with up and over door, light and power connected. Wall mounted gas fired boiler.

The front garden is picket fence enclosed with a paved terrace for ease of maintenance. A pathway to the side leads around to the kitchen and rear of the property where the gas bottles are located.

Local Authority – Rother District Council
Council Tax Band C

Price guide: £399,950 freehold

Mandalay, 25 Dunes Avenue, Camber, East Sussex TN31 7RP



A detached three bedroom bungalow situated on one of the sandy tracks set just back from the vast stretch of sandy beach within the coastal village of Camber Sands.

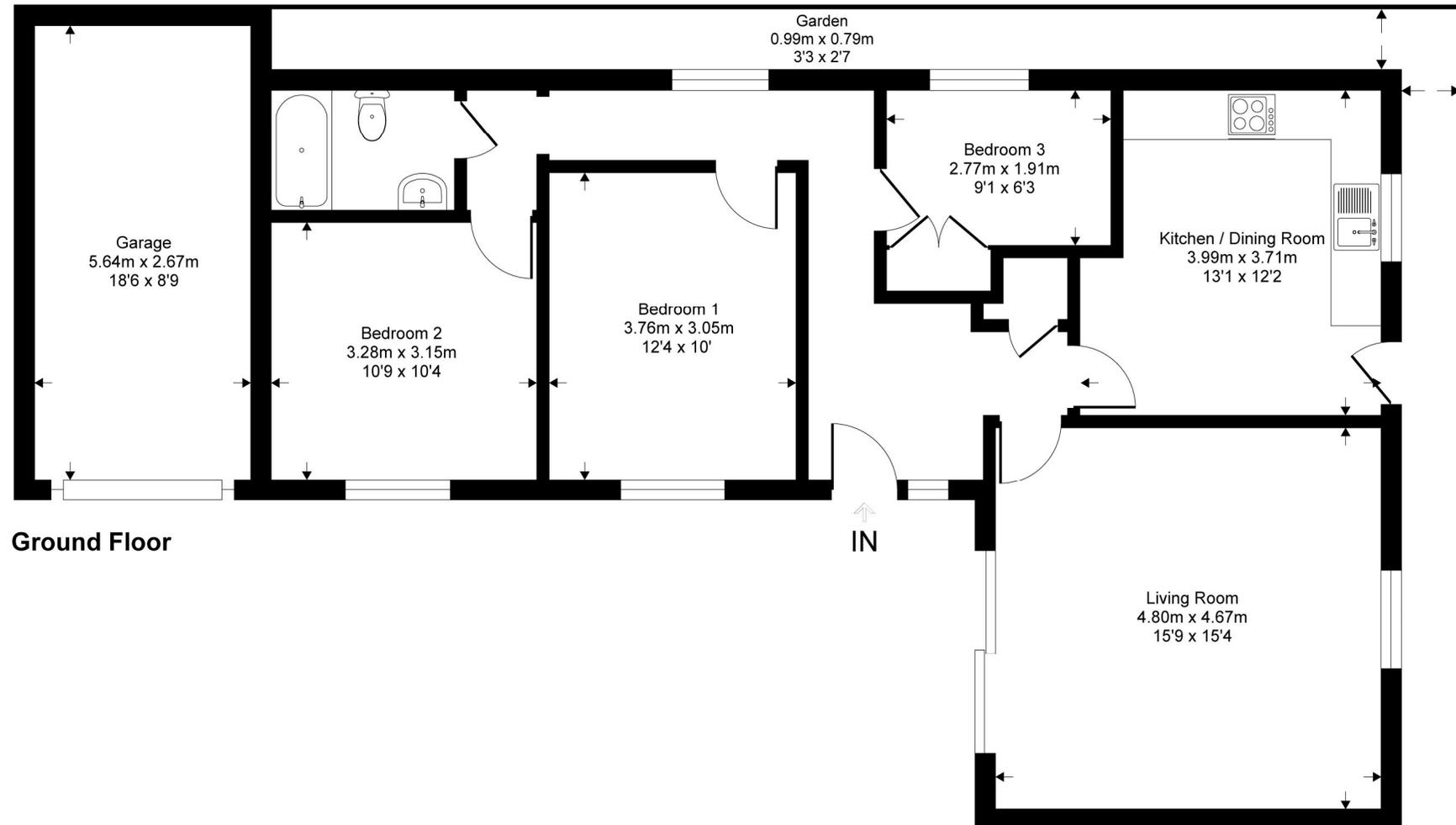
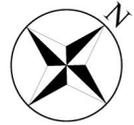
- Entrance hall • Living room • Kitchen/dining room • 3 bedrooms • Bathroom • Double glazing
- Gas heating (bottled) • Attached single garage • Two off road parking spaces • Front garden • EPC rating E



Directions: Upon entering Camber from the Rye direction, turn right immediately past the Gallivant restaurant into Old Lydd Road. Continue towards the main car park where you will see the turning to Dunes Avenue on your left. Dunes Avenue is an unmade track which connects to Lydd Road.

Dunes Avenue

Approximate Gross Internal Area = 99 sq m / 1071 sq ft (includes garage)



Ground Floor

IN

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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