

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located just a few hundred yards from 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 (2.2 miles). Nearby road links provide access to the M20 (junction 10) Ashford. 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 Brighton into Ashford with connections to London (high speed link to London St. Pancras in 38 minutes). 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.

Forming a detached coastal family house presenting weatherboard elevations beneath a slate roof. The accommodation is ideal as a second home or holiday let.

Front door into the **entrance hall**, stairs to the first floor with storage cupboards under, oak flooring which is continued throughout. Sliding oak door through to the **main open plan living/dining/kitchen area**. Partly vaulted with a skylight over the kitchen, sliding doors out to the garden and a wood burning stove. The kitchen is fitted with a range of base and wall mounted units incorporating a 5 ring gas hob, extractor fan, integrated dishwasher, double oven and grill. Space for fridge/freezer.

Utility room has fitted units with granite worksurfaces and Butler's sink, space and plumbing for a washing machine and tumble dryer. Tiled floor, cupboard housing oil fired boiler. Two built in double storage cupboards. Door to outside.

Bedroom 2 built in wardrobes. **En suite shower room** comprising tiled shower cubicle and floor, w.c, wash hand basin on stand.

Bedroom 3 built in wardrobes. **En suite bathroom** comprising panelled bath with separate shower over and glass side screen, w.c, was hand basin on stand.

Bedroom 4 built inn wardrobes. **Study/playroom**.

Family shower room comprising walk in tiled shower, tiled floor, w.c, wash hand basin on stand.

First floor main bedroom suite with sliding doors out to a front balcony.

Dressing area has built in wardrobes. **Bathroom** comprising free standing bath, twin basins on an antique stand, w.c, shower cubicle.

Outside: To the front there is a driveway providing off road parking for several vehicles. A side gate leads to the side utility door and around to the rear garden which has an area of lawn and decking

Local Authority: Rother District Council - Council Tax Band C

Price guide: £795,000 freehold

Corkwood, Sea Road, Camber, East Sussex, TN31 7RR



A detached 4 bedroom coastal property situated down an unmade sandy track off the main road within a few minutes walk of the Camber Sands beach.

Entrance hall • Main open plan living/dining/kitchen area • Utility room • Bedroom 2 with en suite shower room
Bedroom 3 with en suite bathroom • Bedroom 4 • Study • Family shower room
First floor main bedroom with walk in dressing area and bathroom • double glazing • Oil heating • EPC rating D
Off road parking • Enclosed garden to rear

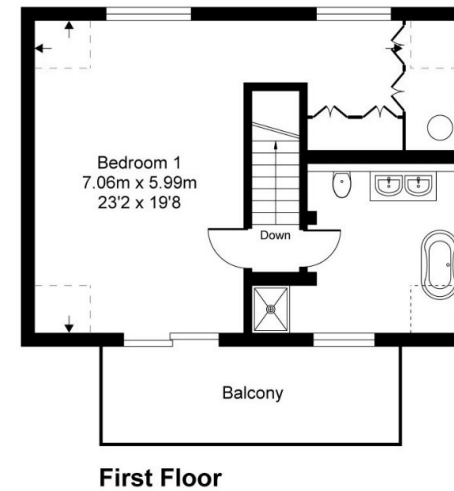
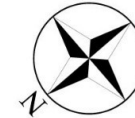
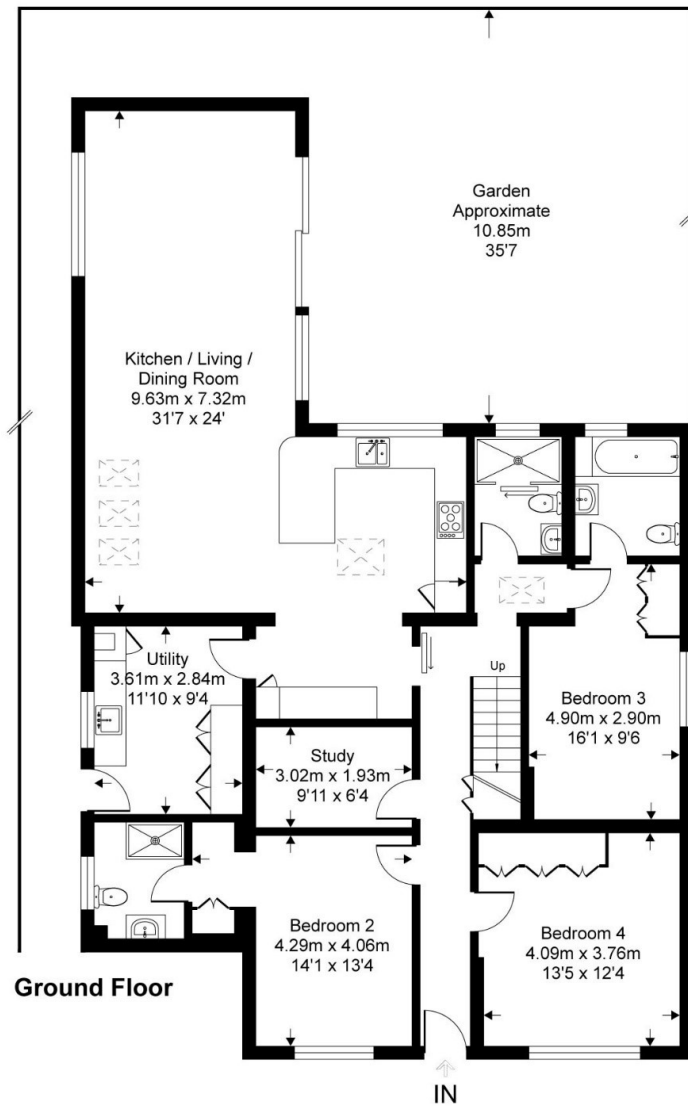


Directions: Entering Camber from the Rye direction go past the Gallivant Restaurant/Hotel on your left and over the mini roundabout. Continue for a further 0.3 mile where the turning into Sea Road will be seen on the right, Corkwood will then be found within a short distance on the left hand side.



Corkwood

Approximate Gross Internal Area = 196 sq m / 2106 sq ft
(excludes restricted head height)



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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