

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located opposite a sandy track which leads over the dunes onto 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. 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. 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.

Forming a semi detached house presenting brick and weatherboard elevations beneath a pitched tiled roof.

An ideal holiday let, second home or long term investment. Our Lettings Department suggest £1000 per calendar month on an Assured Shorthold Tenancy as achievable. For further information contact Edward Gailey, Letting Manager, Rye Office.

The accommodation comprises front door into the **entrance hall** stairs to the first floor with open recess under.

Living room with laminate flooring, double doors out to the rear garden.

Kitchen fitted with a good range of base and wall mounted units incorporating a 4 ring electric hob with oven under, extractor fan, space and plumbing for a washing machine and fridge, window to front, electric boiler.

Cloakroom comprising low level suite, window to front.

First floor landing hatch to loft space, doors to both bedrooms and bathroom.

Bedroom 1 with windows overlooking the rear garden and dunes opposite.

Bedroom 2 windows to the front with outlook towards the dunes.

Bathroom comprising panelled bath with shower over, wash hand basin, w.c, heated towel rail.

Outside: To the front there is a block paved driveway providing off road parking for two cars. The side garden leads around to the rear where there is a small terrace with lawn beyond.

Local Authority – Rother District Council.
Council Tax Band - C

Price guide: £275,000 freehold

1 Lydd Road, Camber, East Sussex TN31 7RJ

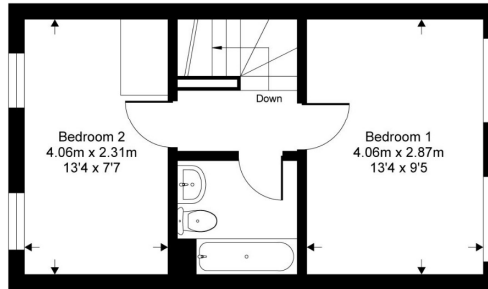


A two bedroom semi detached house situated opposite the sand dunes within close proximity of the beach ideally suited to a second home or holiday let investment.

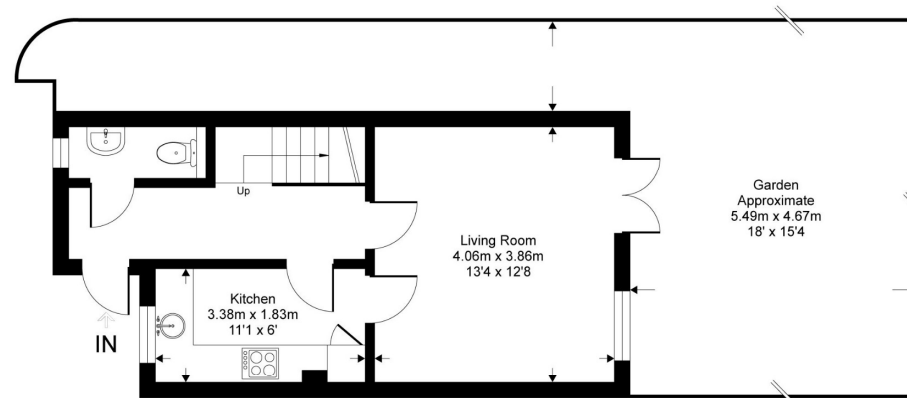
- Entrance hall • Living room • Kitchen • Cloakroom • First floor landing • Two double bedrooms
- Bathroom • Electric heating (conventional wet system) • Double glazing • Off road parking for two cars
- Garden to side and rear • EPC rating E

Lydd Road

Approximate Gross Internal Area = 64 sq m / 686 sq ft



First Floor



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.

Copyright Casaphoto Ltd. 2023 - Produced for Phillips and Stubbs

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 15 Thayer Street, London W1U 3JT 0870 1127099 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk