

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Situated off an unmade track on the edge of this coastal village just a few hundred yards from the vast stretch of Camber Sands 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 bungalow which has undergone considerable improvement including an extension to the rear creating an open plan living space opening onto the garden.

The accommodation comprises side door into the **entrance lobby** with inner door to the **entrance hall** with doors off to all rooms, built in airing cupboard, limed oak laminate flooring, hatch to loft with ladder.

**Main open plan living/dining/kitchen area** with lime washed walls, dining area has bespoke oak banquette seating, window to rear and glazed door out to the rear garden. Full height window to side and skylight.

The kitchen is fitted with a range of oak fronted units with quartz granite worksurfaces incorporating a 4 ring electric hob with oven under and extractor fan over. Walk in storage cupboard.

**Bedrooms 1 and 2** both have windows to the front fitted with plantation style shutter blinds.

**Shower room** comprising walk in shower, w.c, wash hand basin with cupboard under, heated towel rail, window to side.

Outside: To the front there is a small garden with driveway providing off road parking for 3-4 cars and provides access to a single garage with light and power connected. A side gate leads to the main fenced rear garden which has an area of paved terrace, outside shower, lawn beyond and enjoys far reaching views towards Point Hill, Rye over the adjoining farmland.

**Directions:** Leaving Rye in an easterly direction along the A259 towards Ashford. Take the first turning right signposted Camber. Go past the Rye Golf Club and lakes on your left and take the next left turning into an unmade track (Farm Lane). The property will then be seen after a short distance on the left hand side.

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

Price guide: £385,000 freehold

Roselawn, 2 Farm Lane, Camber, East Sussex TN31 7QX



A two bedroom extended and modernised semi detached bungalow set off an unmade track enjoying views to the rear over adjoining farmland.

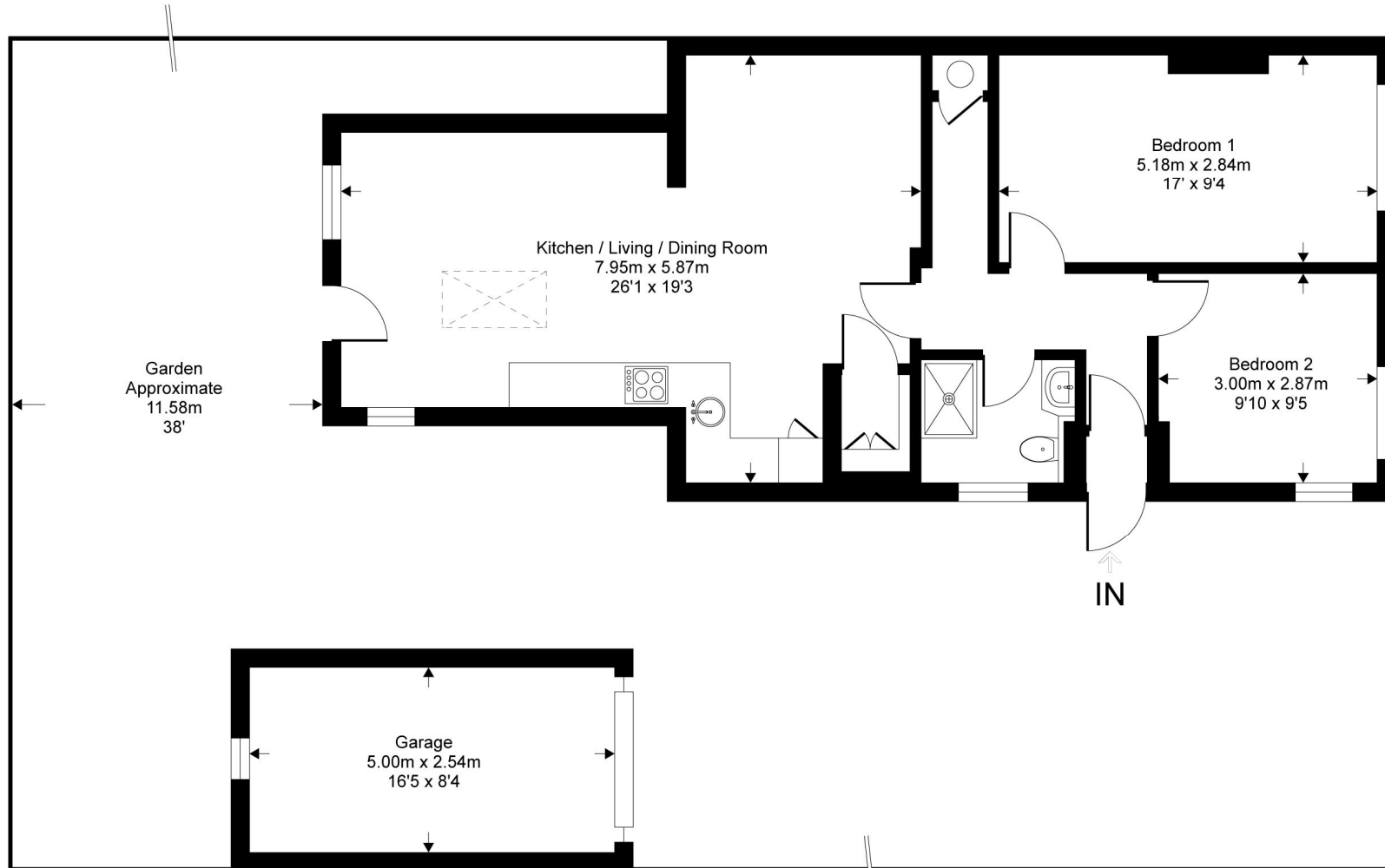
- Entrance hall • Main open plan living/dining/kitchen area • 2 bedrooms • Shower room
- Double glazing • Oil heating • Off road parking • Single garage • Garden to rear • EPC rating C





# Farm Lane

Approximate Gross Internal Area = 73 sq m / 791 sq ft  
Approximate Garage Internal Area = 13 sq m / 137 sq ft  
Approximate Total Internal Area = 86.1 sq m / 928 sq ft



**Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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