

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 International 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).

Forming one of a pair of semi-detached houses presenting brick and weatherboard clad external elevations, set with double glazed windows, beneath a pitched tiled roof. The well-presented accommodation is arranged over two levels, as shown on the floor plan.

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.

A front door opens into a hall with stairs to the first floor, oak laminate flooring and a cloakroom comprising a close coupled wc, pedestal wash basin and tiled floor.

The living/dining room has glazed double doors opening out to the rear garden and laminate flooring.

The kitchen, which has a window to the front, is fitted with a good range of base and wall mounted cabinets comprising cupboards and drawers beneath worksurfaces with an inset sink, induction hob with oven under, filter hood above, space and plumbing for a washing machine and fridge freezer and an electric boiler.

The first floor landing has a hatch to the roof space and doors to both bedrooms and bathroom.

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

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

The bath/ shower room has a modern suite comprising a panelled bath with a wall mounted shower over, a pedestal wash basin, a close coupled w.c, together with a heated towel rail.

Outside: To the front there is a block paved driveway providing off road parking for two cars. To the rear, there is a fence enclosed low maintenance garden set down to paving with a raised flower bed.

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

Guide price: £269,950 Freehold

1A Lydd Road, Camber, East Sussex TN31 7RJ

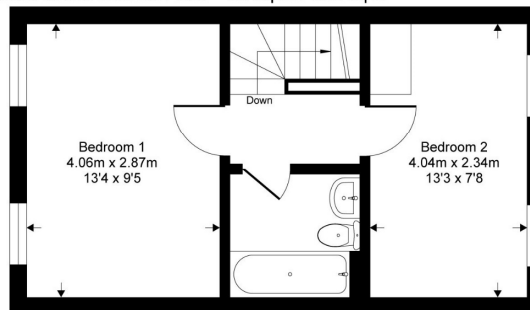


A well presented, modern semi-detached house, ideally suited to a second home or holiday let investment, situated immediately opposite the sand dunes within close proximity of the beach.

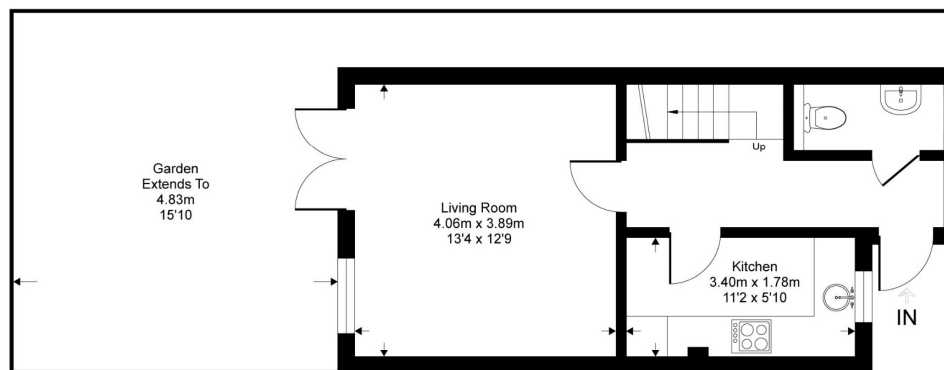
- Entrance hall • Living /dining room • Kitchen • Cloakroom • First floor landing • Two double bedrooms
- Bath /shower room • Electric heating (conventional wet system) • Double glazing • EPC rating D
- Off road parking for two cars • Garden to rear

Lydd Road

Approximate Gross Internal Area = 63 sq m / 682 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk