

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated on the residential edge of the coastal village literally opposite Camber Sands where a variety of activities can be enjoyed including kite surfing, kite buggying, 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. Water sports are taught at Rye Water Sports Lake (1 mile). Nearby road links provide access to Ashford and the M20 (Junction 10). Camber village offers a range of facilities for day to day needs as well as pubs and restaurants including The Gallivant. The nearby Ancient Town and Cinque Port of Rye affords a wider range of amenities together with a railway station offering a service along the south coast from Brighton into Ashford with a 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) and Rye Lawn Tennis Club offering some of the best grass courts in the country. Lydd Airport provides light aircraft links to Le Touquet.

A detached former police house presenting part colour washed brick and part weather boarded elevations beneath both pitched and flat roofs. The property incorporates Eco friendly credentials including, solar panels and an air source heat pump. There is also a wood burning stove, oak flooring and skirting boards throughout the ground floor with under floor heating, double glazing and galvanised guttering. The front and rear gardens have both been created by Chelsea Flower Show multi Gold medal winner Jo Thompson, regarded as one of the country's top garden designers.

The flexible accommodation comprises front door into the **entrance hall** with windows overlooking the front garden. Inner door to **main hallway**, stairs rising to first floor with cupboard under.

Open plan living/kitchen/dining area with window to front, doors out onto the rear decking and garden. **Kitchen area** fitted with a range of base and wall mounted units incorporating a Franke sink unit, Smeg double oven, Bosch dishwasher, induction hob and window to rear. **Inner hallway** with Velux windows and door out to the rear garden and **utility room** space and plumbing for washing machine and tumble drier, window to rear. **Family room** fitted wood burning stove, two windows to front, additional window to side. **Bedroom 4/study** two windows to the side, additional window to rear. **Shower room** comprising corner shower cubicle, w.c, inset Belfast sink, heated towel rail, full height window to side.

First floor landing, door to front roof garden, ladder stairs to attic room. Exposed white washed floorboards throughout. **Bedroom 1** double doors onto a rear balcony with views over the garden. **Bedroom 2** built in cupboard, window to front overlooking the garden with the sand dunes in the background. **Bedroom 3** built in cupboard, window to rear. **Family bathroom** comprising wood panelled bath with shower attachment, wash hand basin, low level wc, heated towel rail, window to side.

Outside: To the front there is a gravelled driveway providing ample off road parking and there is an electric car charging point. The remainder of the front garden is well established includes designer Corten steel screens. The larger rear garden has areas of paved terrace and lawn interspersed with a variety of fruit trees, Corten firepit, log store and built in hammock stand. A **detached studio** has light and power connected and offers a useful recreational/study space. There is an attached covered lean to store for bicycles, surf boards and beach kit. Further large outbuilding/store and potting shed.

Local Authority – Rother District Council
Council Tax Band - C

Price guide: £775,000 freehold

The Recycled House, New Lydd Road, Camber, East Sussex TN31 7RB

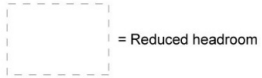


A detached 3-4 bedroom house situated within the coastal village of Camber Sands literally opposite the vast stretch of sandy beach where a variety of beach and water sports can be enjoyed.

- Entrance hall • Main open plan living/dining/kitchen area • Family room • Bedroom 4/study • Shower room • Utility room
- First floor landing • 3 bedrooms • Family bathroom • Double glazing • Detached garden studio/home office
- Outbuilding/workshop • Potting shed • Off road parking • Landscaped gardens to front and rear • EPC rating B

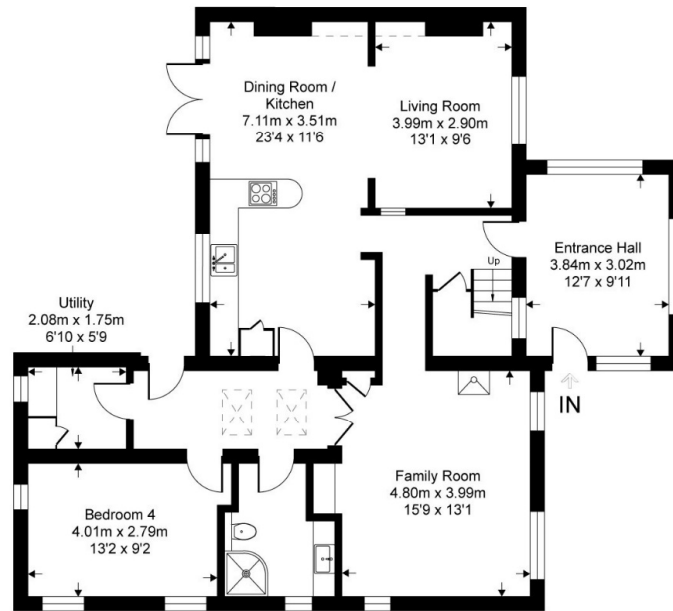
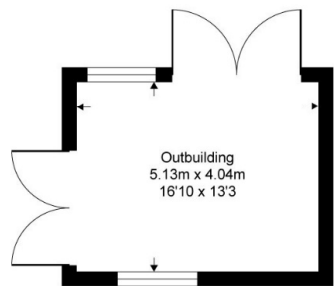
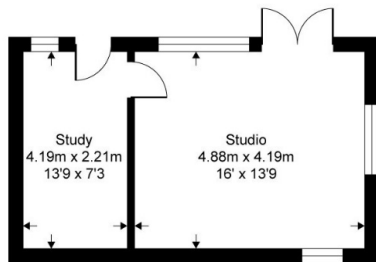


Directions: Entering Camber from Rye, go past the Golf Club and after a short distance you will see the turning into Farm Lane on your left, turn left as if you were going into Farm Lane but then turn immediately right (unmarked) parallel to the main road where the property will be found on the left hand side.

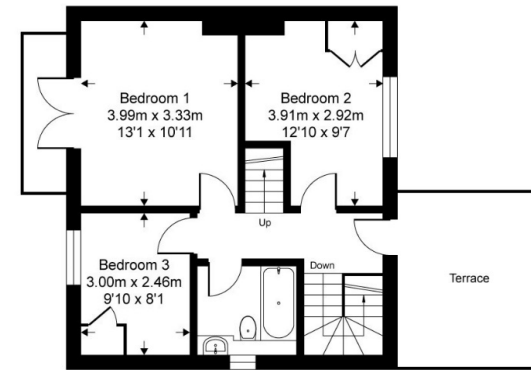


The Recycled House

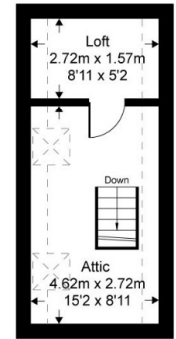
Approximate Gross Internal Area = 169 sq m / 1823 sq ft
Approximate Outbuildings Internal Area = 51 sq m / 550 sq ft
Approximate Total Internal Area = 220 sq m / 2373 sq ft
(excludes restricted head height)



Ground Floor



First Floor



Second 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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