

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property nestles behind the rolling sand dunes, just yards from Camber Sands, the beautiful beach where a variety of activities can be enjoyed including kite surfing, kite bugging, 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 together with a railway station offering a service along the south coast from Eastbourne into Ashford, with connections for London and the Continent. 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).

A modern three storey house forming part of an ultra-modern eco-friendly development that combines quality and contemporary design with environmental sustainability. The construction is of traditional block work spin walls clad with cedar wood shingles and a specialist render system with a colourful curved turret to the front elevation all beneath a Bauder environmentally bio diverse roof. The property was designed by the award-winning architects, Knox Bhavan, to be energy efficient with low carbon emissions, low heat loss and controlled solar gain. Internally, the living accommodation is spacious and light with clean lines giving a contemporary feel. The principal living areas have engineered oak flooring. There is a timber decked balcony on each floor with galvanized steel balustrades together with a paved terrace that leads on to the communal garden.

Note: The photographs showing the beach are taken from the sand dunes and not from the property.

The property is approached via a flush panelled front door opening into an entrance lobby with stairs off to the first floor. On the ground floor, there is a store/games room with a door to a utility room with plumbing and space for a washing machine and tumble dryer as well as a shower enclosure. To the rear is a family room with a door to the rear terrace and communal dunescape area.

The split level first floor accommodation has a main living/dining area which is light and airy with full height glazed double doors opening onto a decked terrace with steps leading down to the communal garden. The adjoining kitchen is well fitted and equipped with cabinets comprising storage cupboards with high gloss white lacquered handleless doors, laminate work surfaces with inset sink unit with mono tap, built in stainless steel oven, induction hob with filter above, integrated dishwasher, fridge and eye level microwave.

To the front of the property is a double bedroom with glazed door to small drum balcony and adjacent, is a bathroom with contemporary white fittings comprising a panelled bath with shower attachment and screen, close coupled w.c and wash basin.

On the upper floor, the master bedroom has glazed double doors opening onto a balcony and a tiled en-suite shower room with a tiled double cubicle and power shower, wash basin, and close coupled w.c.

Outside: There is a central landscaped area, which is contoured and planted to imitate the adjoining dunes, from where paths lead to Old Lydd Road and the beach. Parking: There is space to park one vehicle to the front of the store/games room (former garage).

Guide price: £395,000 Freehold

15 Royal William Square, Camber, Near Rye, East Sussex TN31 7RX



A modern, architect designed three storey energy efficient, environmentally friendly property affording versatile living accommodation and forming part of an innovative ultra-modern development nestling close to the spectacular beach.

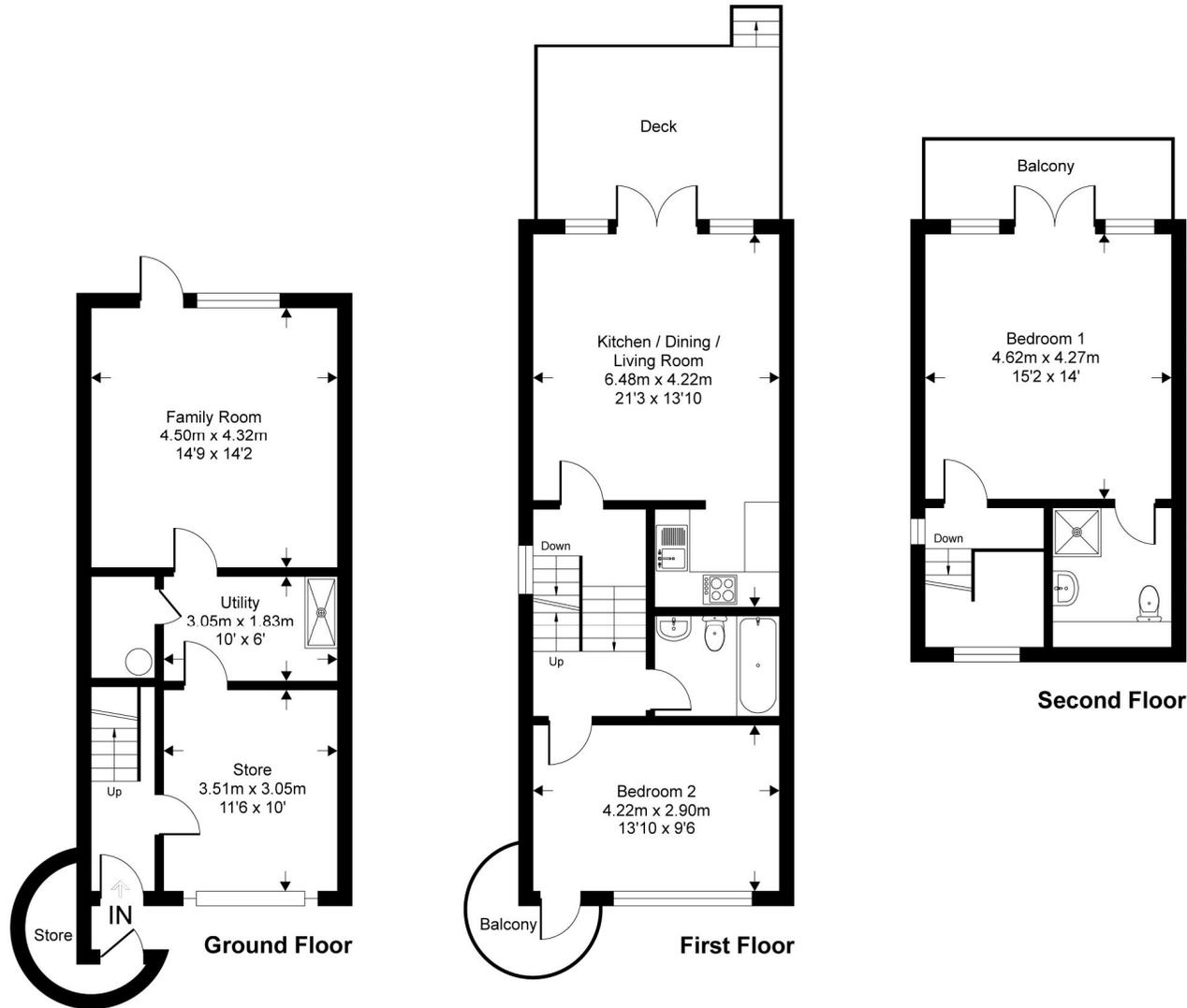
- Entrance lobby • Store/games room • Shower/utility room • Family room
- Open plan living /dining room with kitchen area opening onto a decked terrace
- Master bedroom with en-suite shower and balcony • Guest double bedroom with small drum balcony and adjacent bathroom • Geo thermal space heating • Double glazing • Solar water heating • Energy rating C
- Planted communal garden space • Parking



Services: Local Authority: Rother District Council. Council Tax Band D  
Mains electricity, water and drainage. Heating: Geo thermal space heating  
Predicted mobile phone coverage: EE, Vodafone and O2  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK  
Service Charge: £75 per month  
Current Heating Charge: £30 per month

# Royal William Square

Approximate Gross Internal Area = 123 sq m / 1324 sq ft  
(excludes store)



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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