

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set well back off the main road situated down a no through sandy track and benefitting from a two minute walk from Camber Sands beach 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 the M20 (Junction 10) Ashford which provides further links by both road and rail to London. 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 such as 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 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.

Forming a semi detached chalet bungalow of brick elevations beneath a pitched tiled roof. The property benefits from recent planning permission granted for a 'single storey extension to front and rear elevations including alterations and refurbishment of an existing single family dwelling'. Plans can be viewed on www.rother.gov.uk planning reference RR/2023/2644/P.

The accommodation comprises front door into the **entrance lobby** with inner door into the **living room** with window to front, open fire, door to the inner hallway and open archway to the kitchen.

Kitchen/breakfast room fitted with base and wall mounted units, space for appliances and washing machine. Windows to the side and rear with door onto the rear garden. Open tread staircase to first floor.

Bedroom 1 window to front, built in double cupboard. **Bedroom 2** window to rear, built in double cupboard. **Shower room** comprising shower cubicle, w.c, wash hand basin, window to rear.

First floor attic room with restricted head height, two Velux windows.

Outside: Gardens to front and rear with off road parking to the front.

Directions: Entering Camber from the Rye direction go past the Gallivant Restaurant/Hotel on your left and over the mini roundabout. Continue for a further 0.3 mile where the turning into Sea Road will be seen on the right, (next to Gilchrist's shop/post office). Sea Road is an unmade sandy track, continue along the track passing First Avenue on your right where Katinka will then be seen on your right hand side.

Agents Note: The photos of the beach and sand dunes are not taken from the property.

Local Authority – Rother District Council. Council Tax Band B.
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone and 02
Broadband speed: Ultra 1000Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £365,000 freehold

Katinka, Sea Road, Camber, East Sussex TN31 7RR



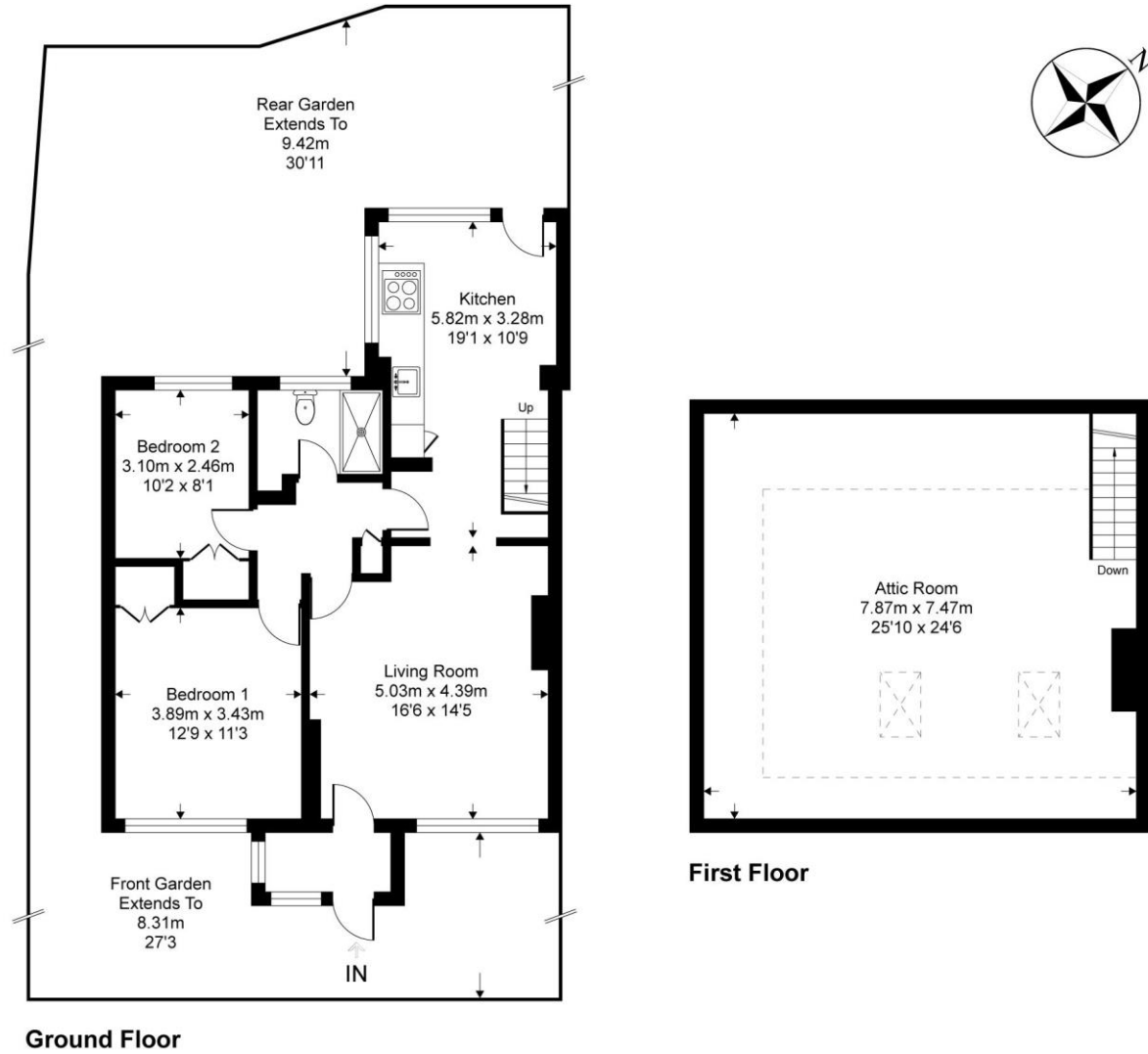
A two bedroom semi-detached chalet bungalow with planning permission to extend, set back off a sandy track with nearby access onto the vast stretch of Camber Sands beach.

- Entrance lobby • Living room • Inner hall • Kitchen/breakfast room • 2 bedrooms • Shower room
- First floor attic room • Night storage heating • Double glazing • Gardens to front and rear
- EPC rating F





Approximate Gross Internal Area = 114 sq m / 1225 sq ft
(excludes restricted head height)



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