

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Conveniently situated opposite the village recreational field which has access over the sand dunes on to the popular and beautiful Camber Sands beach being 200 yards 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 38 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 Eastbourne into Ashford. 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.

A detached bungalow presenting brick external elevations set with double glazed windows and tile hung gable ends beneath a pitched tiled roof. The spacious accommodation is arranged over one level, as shown on the floor plan.

A double glazed sliding door with a matching side panel opens into an entrance lobby with an inner front door leading to a spacious hallway with a hatch to the roof space.

The open plan living/dining room has a large stone wall fireplace and a sliding door to the adjoining sun room, which overlooks the front garden.

The kitchen has a range of base cupboards to two walls beneath wood effect work surfaces with an inset stainless steel sink, matching wall mounted storage cupboards and space for an electric cooker. Adjacent is a large utility room with fitted work surface, base cupboards and space and plumbing for a washing machine and tumble dryer. Beyond is a rear lobby with a door to the garden and a cloakroom with a close coupled wc and wash basin.

There are three bedrooms in total, two of which are double, together with a tiled bathroom with fittings comprising a pedestal wash basin, close coupled wc and a panelled bath with a wall mounted shower above.

Outside: The front garden extends to a depth of about 40 ft being laid to lawn with a low brick retaining wall and stocked borders. To one side is a concrete driveway providing parking for several vehicles and giving access to an attached single garage with an up and over door to the front and a personal door to the rear garden. A side gate gives access to the fence enclosed rear garden is approximately 85' deep x 45' wide and has a wide paved terrace with a lawn beyond and an ornamental pond. Garden shed.

Local Authority: Rother District Council. Council Tax Band D  
Mains electricity, water and drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Sea and river flood risk summary: Very low risk. Source GOV.UK

Covenants including no caravans are allowed or business carried out. Further details upon request.

Guide price: £395,000 Freehold

Sunrise, 79 Lydd Road, Camber, Near Rye, East Sussex TN31 7RS



A detached single storey property for modernisation set back from the road together with a large garden located in the coastal village of Camber Sands opposite the village recreational field and having nearby access to the beach.

- Entrance lobby • Hall • Living/dining room • Sun room • Kitchen • Utility room • Rear lobby • Cloakroom
- Three bedrooms • Bathroom • Fully double glazed • Electric storage heating • EPC rating E
- Attached single garage • Off road parking for several vehicles • Front & rear gardens



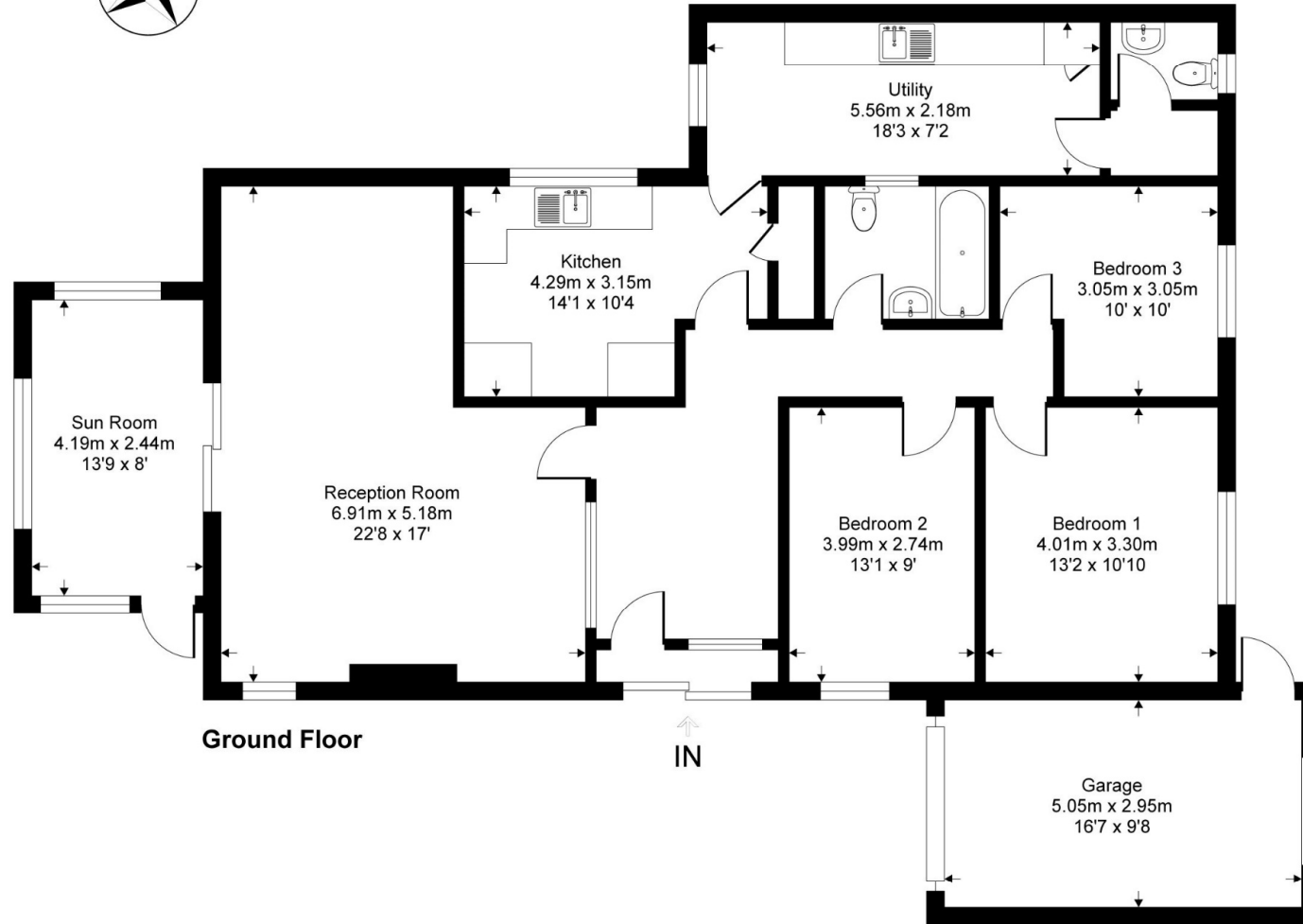
Directions: Leaving Rye in an easterly direction along the A259 towards Ashford, take the first turning right signposted Camber. Go past the Rye Golf Club and lakes on your left and continue into the centre of the village where the property will be found on the left hand side opposite the village recreational field.

# 79 Lydd Road

Approximate Gross Internal Area = 128 sq m / 1382 sq ft

Approximate Garage Internal Area = 15 sq m / 161 sq ft

Approximate Total Internal Area = 143 sq m / 1543 sq ft



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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