

# 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).

Sandpipers is a detached single storey property of standard construction which has been recently renovated to create a contemporary, light-filled open plan coastal home just a few minutes' walk to the beach.

A front door with a full height glazed panel to one side opens into a hall with limed oak floorboards, an access hatch to the roof space, coat hanging hooks and a built-in utility cupboard/laundry area with space and plumbing for a washing machine and tumble dryer.

The light-filled open-plan kitchen and dining area has vaulted ceilings with matchboard panelling, exposed white washed rafters and skylights, limed oak flooring and glazed double doors to the garden. The kitchen area has ample storage and is fitted with a range of modern base cabinets with matt handleless doors beneath work surfaces with a

breakfast bar, an inset sink with mono tap, display shelving, an induction hob with a stainless-steel filter hood above, an integrated dishwasher and a further range of full height cabinets with a larder cupboard, an integrated fridge freezer, and built-in microwave and single oven. A wide opening leads to an adjoining sitting room with white washed rafters and limed oak flooring.

The principal bedroom has a full height sliding glazed door with a matching panel to one side opening to the rear garden, a small walk-in wardrobe and an en suite shower room with a rain shower, close coupled wc and wall mounted wash basin.

There are two further double bedrooms to the front of the property and a family bath/shower room with a close coupled wc, wall mounted wash basin and a panelled bath with a wall mounted rain shower above.

Outside: The property is set back from the road and to the front there is a driveway and parking area providing off-street parking for up to three vehicles. To the rear is an enclosed low maintenance garden with an area of artificial turf, a raised bed with buddleja and lavender, an outdoor solar shower and an extensive area of decking with two garden stores and a covered seating area.

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

Predicted mobile phone coverage: EE, Vodafone, Three and O2

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Guide price: £499,950 Freehold

Sandpipers, 48 Lydd Road, Camber, Near Rye, East Sussex TN31 7RJ



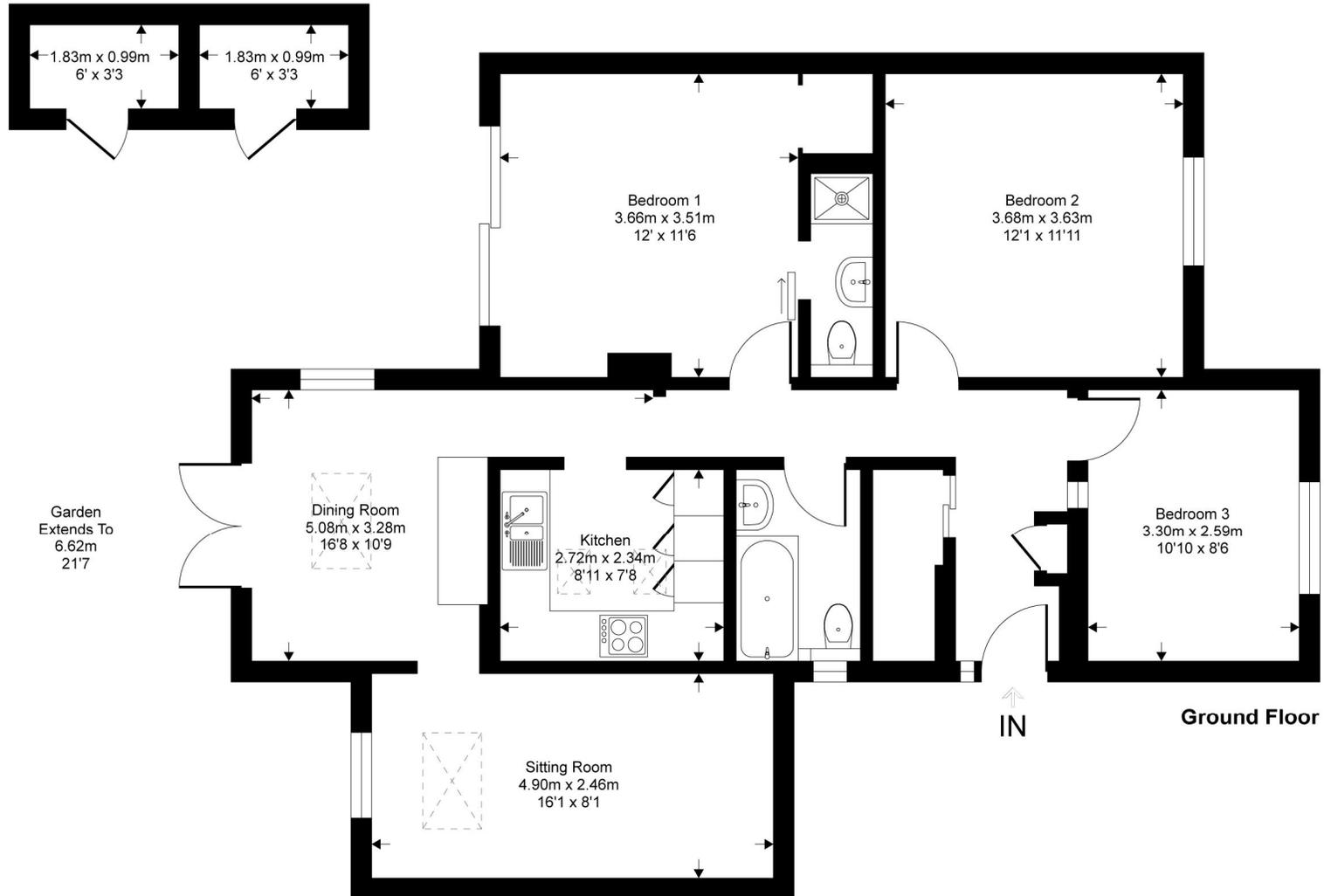
A detached single storey coastal property affording light, open plan living space, together with a garden and parking, all within a few minutes' walk of the spectacular beach.

- Hall with utility cupboard
- Open plan sitting room, dining room and kitchen with vaulted ceiling
- Principal bedroom with en suite shower room
- Two further double bedrooms
- Family bath/shower room
- Fully double glazed
- Electric heating
- EPC rating E
- Off road parking for three vehicles
- Enclosed private rear garden with decking and a generous entertaining space



# Lydd Road

Approximate Gross Internal Area = 88 sq m / 945 sq ft  
Approximate Outbuilding Internal Area = 4 sq m / 40 sq ft  
Approximate Total Internal Area = 92 sq m / 985 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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