

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Situated off a shared private road on the edge of this coastal village just a few hundred yards from the vast stretch of Camber Sands beach where a variety of activities can be enjoyed including kite surfing, kite buggying, 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 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. 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 providing light aircraft links to Le Touquet.

Forming a semi detached coastal bungalow of brick construction, the front elevation being faced with weatherboard. The property makes an ideal second home and is currently run as a successful holiday let.

The accommodation comprises front door into an **entrance porch** with inner door through to the entrance hall, doors off to all rooms, built in cupboard. **Main open plan living/dining room** with double doors out to the rear garden. Wide opening into the kitchen. **Kitchen** fitted with a range of units with wooden worksurfaces, electric hob with oven under and extractor fan over.

Space and plumbing for a dishwasher, washing machine and free standing fridge/freezer. Sliding door to double glazed **Conservatory** with a pair of doors opening out to the rear garden.

**Bedroom 1** built in range of cupboards and window to the front. **Bedroom 2** having window to the front. **Bedroom 3** window to the side. **Bathroom** comprising panelled bath with shower over and glass side screen, wash hand basin, w.c and window to side. **Cloakroom** comprising w.c and wash hand basin.

**Outside:** To the front there is an extensive gravelled off road parking area. A side gate leads around to the main rear garden having a paved terrace with lawn beyond and brick borders with raised beds. There is also a useful shed with greenhouse, the rear being fence enclosed.

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

**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 take the next left turning into an unmade track (Farm Lane). The property will then be seen after a short distance on the left hand side.

Price guide: £399,950 freehold

Willow Reach, Farm Lane, Camber, East Sussex TN31 7QX



A three bedroom modernised semi detached bungalow set off an unmade track enjoying views to the rear over adjoining farmland and within close proximity to the vast stretch of Camber Sands beach.

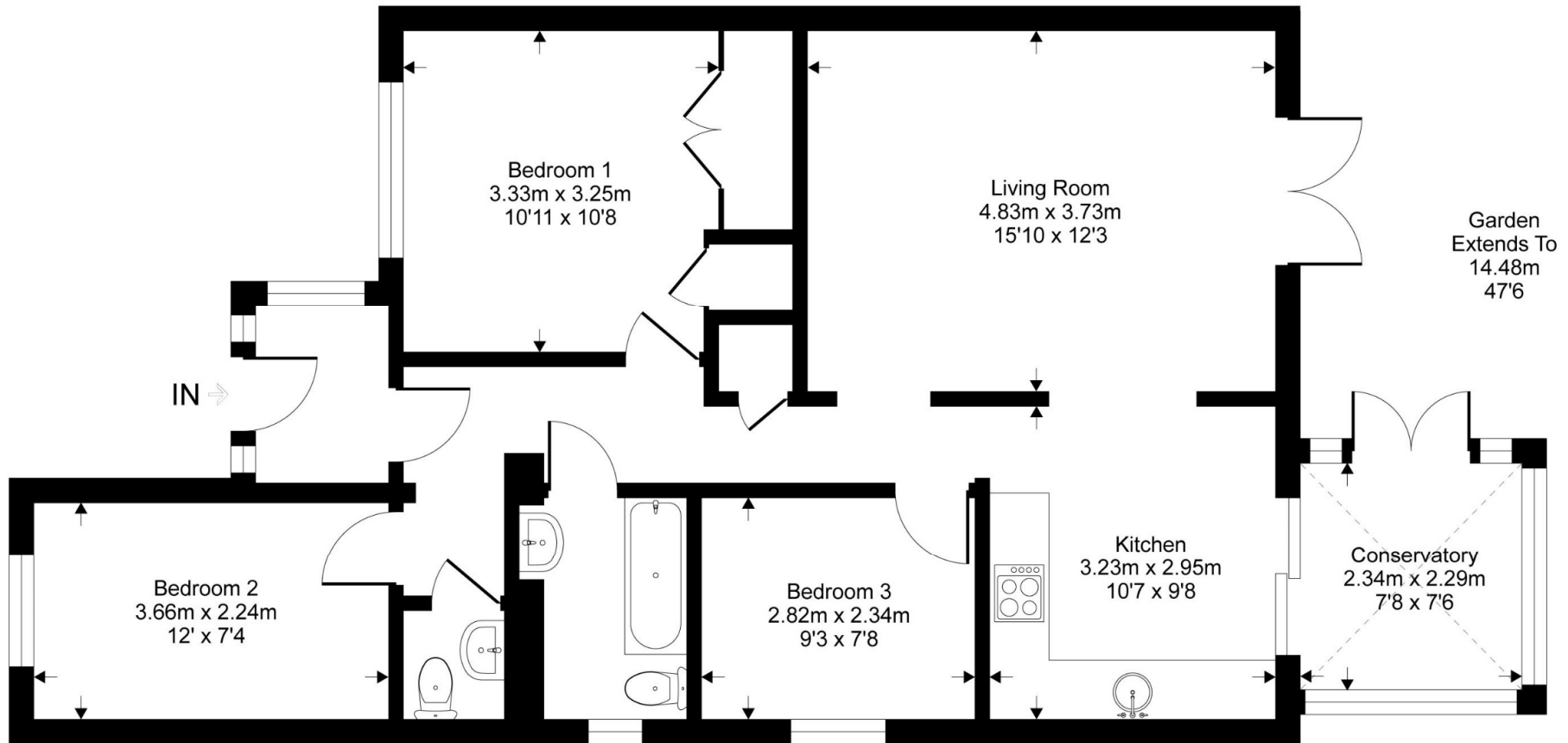
- Entrance porch • Entrance hall • Main open plan living/dining room • Kitchen • Conservatory
- 3 bedrooms • Family bathroom • Additional cloakroom • Electric boiler for heating and hot water
- EPC rating D • Double glazing • Off road parking • Enclosed rear garden approx. 47'6 deep





# Farm Lane

Approximate Gross Internal Area = 81 sq m / 877 sq ft



## Ground 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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