

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located only a few minutes from Camber Sands, an impressive five-mile stretch of unspoilt sandy beach located in East Sussex. The nature reserves at Rye Harbour and Dungeness are both nearby, as is the excellent beach side restaurant, bar and rooms of The Gallivant. Camber village offers a range of facilities for day-to-day needs. Nearby, is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. A recently refurbished cycle path now connects Camber to Rye via an off-road path. As well as its charm and history, the town has a comprehensive range of shopping facilities, restaurants and an active local community, with the arts being strongly represented. From the town there are local train services to Eastbourne and to Ashford. 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. The popular towns of Hastings and Tenterden are easily accessible. 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 to London St. Pancras in 37 minutes.

This spacious four-bedroom house in Camber sits moments from the unspoilt beach and dunes of Camber Sands. Its location down a private, no-through road ensures a secluded spot and it offers a generous provision of off-street parking for up to five cars. It has recently undergone considerable renovation and improvement, establishing a contemporary designed extension with open living spaces.

The property now benefits from an air source heat pump which provides efficient heating during the winter and air conditioning in the summer. In addition, five rooms also have under-floor heating for added comfort.

Taking inspiration from the architecturally award-winning nature reserve of Dungeness, the front elevation has been clad with black fibre weatherboard, and the rear and side with vertical cedar. These materials have been carefully selected to withstand the coastal environment and require low maintenance.

Utilising strong, natural materials there is solid oak flooring throughout the property, alongside solid oak doors and window sills. The front door opens onto a useful separate **entrance hall**, after which you are drawn through to the impressive open plan living space. This **main room** has been designed to accommodate any number of layouts. Timber panelling along one side of the space compliments the white interior and adds to the coastal feel of the room. The expansive glazing, made up of triple bifold, double bifold and two skylights, brings in plenty of natural light, making the most of its south-facing aspect. The newly fitted **kitchen** also benefits from solid oak flooring, solid oak worktops, graphite composite sink, electric cooker with induction hob and extractor. A bespoke solid oak island unit with accents of Little Greene 'Woad', provides a perfect break to the open plan living space. Vaulted skylight and lighting in the beams above ensures it is well lit throughout the day.

All four double bedrooms are generously proportioned with good storage and natural light. **Bedrooms 1 and 2** benefit from **en-suite shower rooms** and heated towel rails. The **family bathroom** combines an antiqued pine panelled bath/shower and a contemporary, bespoke timber unit for the counter top basin to create a modern, spacious bathroom. It too has a heated towel rail.

Outside: The property has a very generously sized garden both to the front and rear. A decked area to the side of the property enables seating and a BBQ. This side of the property also houses the **outdoor shower** and basin, both of which are perfect for rinsing off after sandy days at the beach. To the front there is an eye-catching shingle bed designed to complement the black weatherboard. The driveway provides ample off-road parking and access to the **detached timber garage** with double off-road and a personal door out to the garden. A side gate leads around to the useful **timber shed** and beyond to the main rear lawned garden.

The rear garden has been tastefully designed to make the most of the space with an expansive lawn and raised beds. A gate in the rear garden means that accessing the beach is extremely easy and convenient. At the very back of the garden sits a detached **studio/home office** designed to reflect the architecture of the house. It is both light and power connected and Wi-Fi from the house is accessible.

Price guide: £595,000 freehold

5 Scotts Acre, Camber, East Sussex TN31 7RQ



A recently refurbished four bedroom detached coastal bungalow situated a few hundred yards from the vast stretch of Camber Sands beach.

- Entrance hall • Main open plan living /kitchen/dining room • Bedrooms 1 and 2 both have en suite shower rooms
- 2 further bedrooms • Family bathroom • Double glazing • Air source heat pump • EPC rating C • Garden studio
- Shed • Off road parking • Detached garage • Gardens to rear and side



Directions: Entering Camber from the direction of Rye, passing the Rye Golf Club on your right, continue until you reach the mini roundabout and turn left into Whitesand Drive and then immediately left into Scotts Acre where No.5 will be found at the end of the no through road in the far left hand corner.

Local Authority – Rother District Council. Council Tax Band C
Mains electricity and water. Air Source Heat Pump. 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

Scotts Acre

Approximate Gross Internal Area = 141 sq m / 1517 sq ft

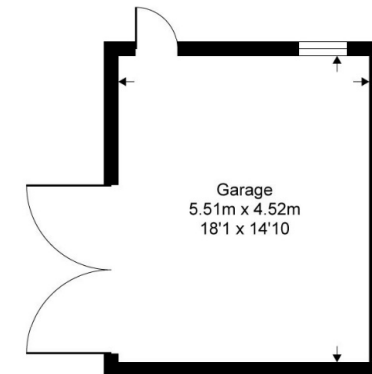
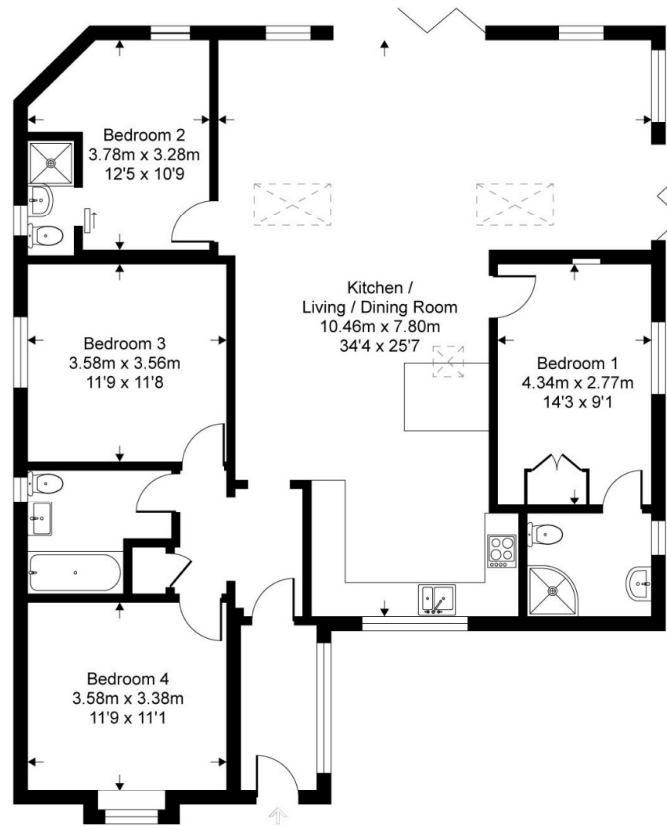
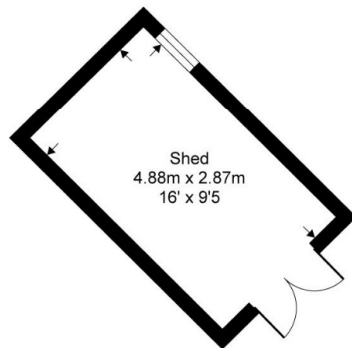
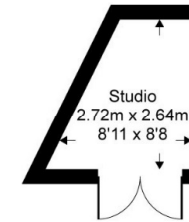
Approximate Garage Internal Area = 25 sq m / 268 sq ft

Approximate Outbuilding Internal Area = 19 sq m / 209 sq ft

Approximate Total Internal Area = 185 sq m / 1991 sq ft



Extends to
15.60m x (51'2)



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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