

PHILLIPS & STUBBS



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COUNTRY



The property is set back off Old Lydd Road, opposite a sandy track which leads over the dunes onto Camber Sands, the beautiful sandy 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 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. 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).

A link detached bungalow presenting brick elevations set with double glazed windows beneath a pitched tiled roof. The property now requires a degree of updating and modernisation.

Side door into the **entrance hall** with doors off to all rooms.

Main living/dining room with windows to the side and rear and sliding doors out to the front garden. Brick fireplace.

Kitchen/breakfast room fitted with a range of units incorporating an electric hob with oven under and extractor over. Internal window looking through to the side lobby having a door to the garden.

Bedroom 1 has a window to the rear.

Bedroom 2 has a window to the rear.

Family bathroom comprises panelled bath with shower over, wash hand basin and w.c. Window to the side.

Outside: The property is approached over a main shared driveway off Old Lydd Road which also serves Royal William Square. The private driveway has a five bar gate with long drive providing ample off road parking and access to the attached single garage with double doors to the front, window and personal door to the rear garden. The front and rear gardens are of a good size and the plot is fence enclosed.

Local Authority: Rother District Council. Council Tax Band C

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone and 02

Broadband speed: Superfast 72Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £395,000 freehold

Sea View, Old Lydd Road, Camber, East Sussex TN31 7RH



A link detached two bedroom bungalow set well back from the road yet opposite a sandy track leading over the dunes onto the beach.

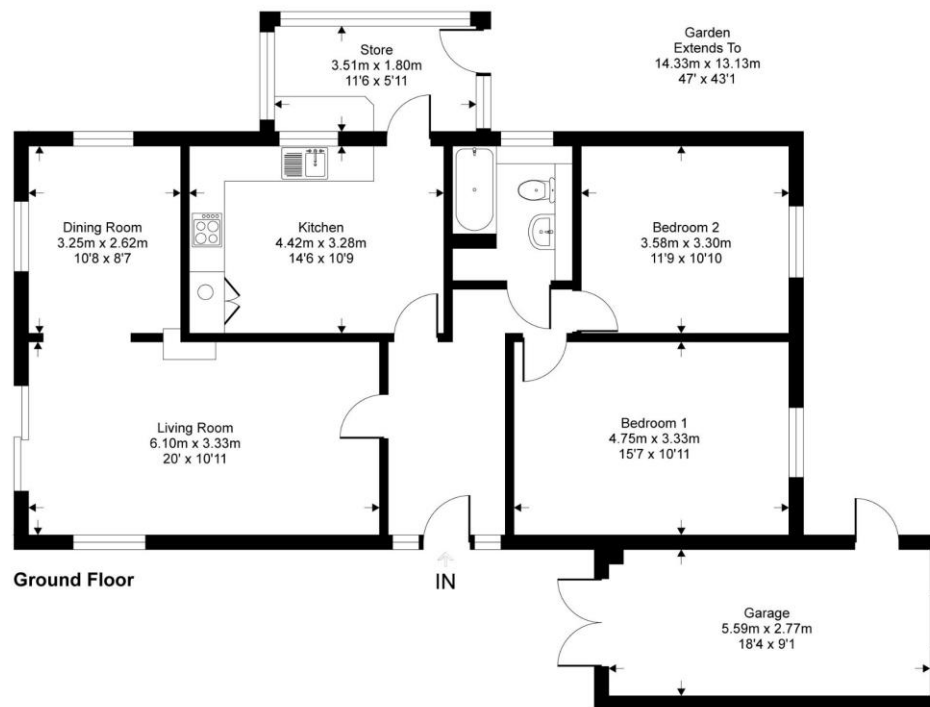
- Entrance hall • Living/dining room • Kitchen/breakfast room • 2 bedrooms • Family bathroom • Double glazing
- Night storage heating • Side lobby • Attached single garage • Off road parking • Gardens to front and rear
- EPC rating E

Sea View

Approximate Gross Internal Area = 97 sq m / 1039 sq ft

Approximate Garage Internal Area = 14 sq m / 153 sq ft

Approximate Total Internal Area = 111 sq m / 1192 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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