

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is set back from the main road behind the recently reinforced protective sea wall, which is now an attractive bright expanse to enjoy the view of the beach beyond, one of the best known on the South Coast, where a variety of activities can be enjoyed including kite wind surfing, 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. 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 just 37 minutes. 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 period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford.

Forming a well presented detached single storey property presenting colour washed rendered elevations beneath a pitched slate tiled roof. The property is currently run as a successful and established holiday let.

The front door opens into an entrance lobby with a part glazed inner door leading to the double aspect living room, which has a raised ceiling with a skylight window, a fireplace with a fitted woodburning stove and oak style laminate flooring. The kitchen has a window to the side overlooking the garden, a raised ceiling, fitted cupboards, wood worksurfaces with geometric tiles surrounds, a butler's sink with mixer tap, an inset electric hob, a built-in stainless steel oven and below counter space for a dishwasher and fridge.

From the kitchen glazed double doors lead to the double-glazed conservatory/dining room which overlooks the water and has doors opening to the garden.

Bedroom 1 has a part vaulted ceiling and a window to the side with views of the water. Bedroom 2, which is double aspect, has a raised ceiling and a hatch to the roof space.

The bath/shower room has a window to the side and contemporary fittings including a ceramic counter top basin, a close coupled w.c, a freestanding double ended oval bath with a wall mounted rain shower and curtain above, together with a heated towel rail and Travertine tiling to the floor and decorative tiling to the walls.

Outside: The property is approached off the main road over Wall Farm Lane (an unmade track) which also serves several neighbouring properties further along the lane. A pair of five bar gates open to a gravelled driveway providing off-road parking for several vehicles to the front. The garden, which surrounds the property, is mainly laid to lawn and fronts the wide water channel where there is an attractive detached boathouse style garden studio/home office with part glazed arched double doors. Please note that Greengates is adjacent to Jury's Gap Sewer with "sewer" being a colloquial term for a man-made water channel.

Services: Mains water and electricity. Oil central heating. Private drainage.  
Local Authority: Rother District Council. Council Tax Band TBA  
Predicted mobile phone coverage: EE, Vodafone and 02 (All limited)  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Rivers and sea flood risk summary: Low risk. Source GOV.UK  
Surface water flood risk summary: Medium risk. Source GOV.UK

Guide price: £525,000 Freehold

Greengates, Wall Farm Lane, Jury's Gap, Camber, Near Rye, East Sussex TN31 7SE



A well-presented detached single storey coastal property, set off an unmade track, with water frontage, a boat house style studio and views over neighbouring farmland as well as being adjacent to the vast stretch of beach at Camber Sands.

- Entrance lobby • Living room • Kitchen • Conservatory/dining room • 2 bedrooms • Bath/shower room
- Oil heating • EPC rating D • Detached boathouse style garden studio/office • Off road parking

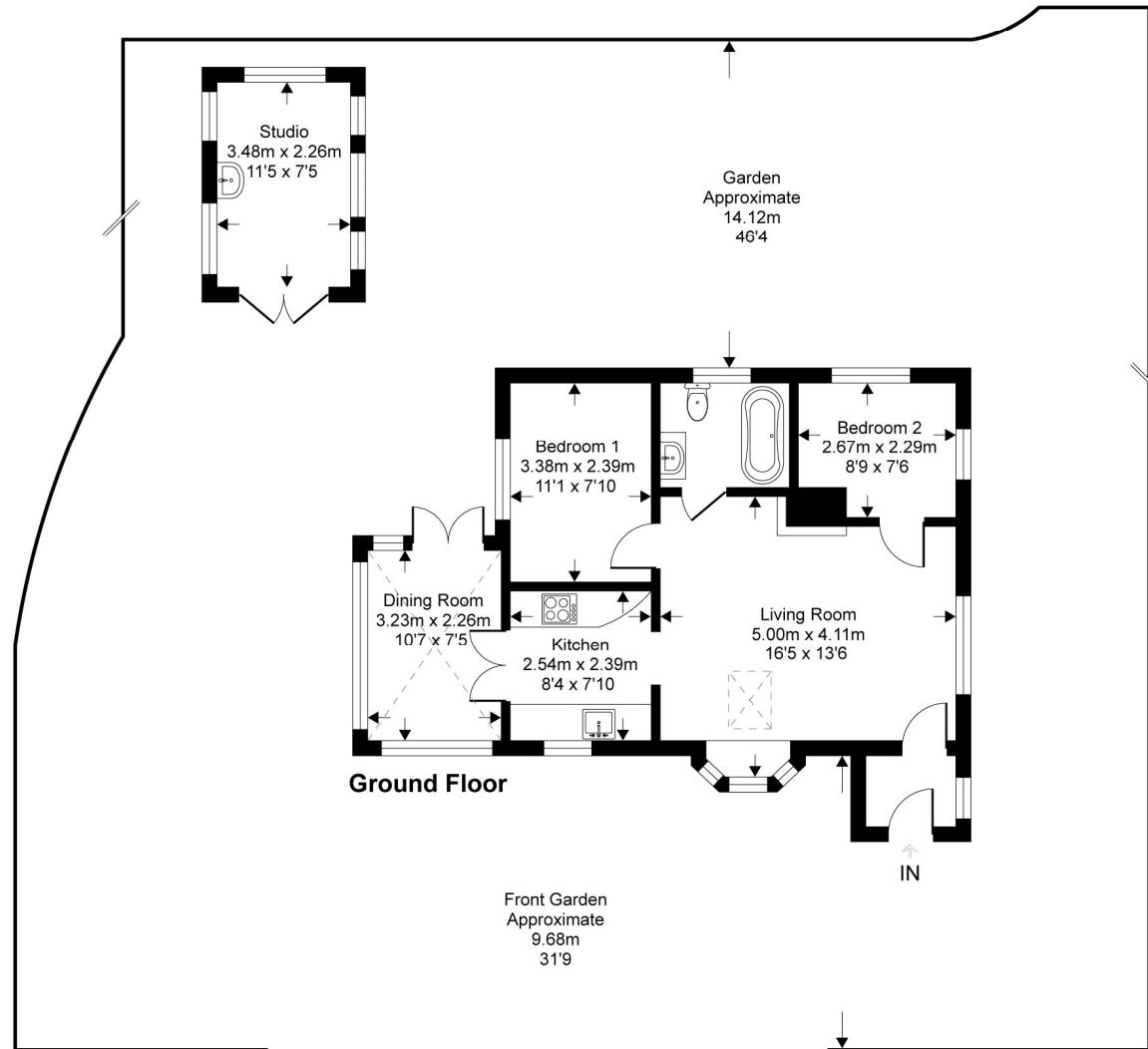




Directions: From London, take the M20 and exit at Junction 10 sign posted Ashford International. Then follow the signs for A2070 (Hastings, Lydd and Hamstreet). Follow the road for approx. 9 miles until you reach the next roundabout by a petrol filling station. Take the second exit, straight over, sign posted A259 Hastings, after approx. 6.6 miles turn left for Camber and continue for approx. 4.5 miles through the village and onto Jury's Gap, where Wall Farm Lane will be found on the left-hand side. Greengates is the first property on the right.

# Greengates

Approximate Gross Internal Area = 57 sq m / 609 sq ft (excludes outbuilding)



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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

**Important Notice:**

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN  
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338  
0870 1127099

rye@phillipsandstubbs.co.uk  
mayfair@phillipsandstubbs.co.uk

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)