

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in the coastal village of Camber just a few hundred yards from the vast stretch of sandy beach at Camber Sands where a variety of activities can be enjoyed including kite surfing, land yachting & horse riding. Water sports are taught at Rye Water Sports 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 (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 together with a railway station offering a service from Brighton to Ashford. 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 aircraft links to Le Touquet and potentially beyond.

Forming a link detached bungalow presenting both colour washed brick and weatherboard beneath a pitched tiled roof.

The accommodation comprises side door into the **side lobby** with inner door through to the main triple aspect **open plan living/dining/kitchen** area with wood burning stove, painted floorboards which are continued throughout. Bifold doors out to the side terrace. Built in range of fitted kitchen cupboards incorporating a gas hob with oven under.

Inner hall with doors off to all bedrooms and family bathroom.

Bedroom 1 window to the front. **Bedroom 2** window to the front. En suite w.c. **Bedroom 3** window to the side. **Family bathroom** comprising panelled bath with shower over, wash hand basin and w.c.

Outside: To the front there is a useful store/shed with doors to the front and rear, window to rear. A gate leads through to the garden which has a large area of decking surrounded by low maintenance shingle with bordering plants and troughs.

Local Authority: Rother District Council. Council Tax Band to be advised

Mains electricity and water. LPG heating. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

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

Price guide: £465,000 freehold

Dereta, First Avenue, Camber, East Sussex TN31 7FQ



A link detached three bedroom bungalow within the coastal village of Camber and located down a sandy track overlooking the dunes within close proximity of the vast stretch of Camber Sands beach.

- Entrance lobby • Main open plan living/dining/kitchen • Inner hall • 3 bedrooms (bedroom 2 has an en suite w.c)
- Family bathroom • Double glazing • LPG heating • EPC rating E • Enclosed side garden • Attached store



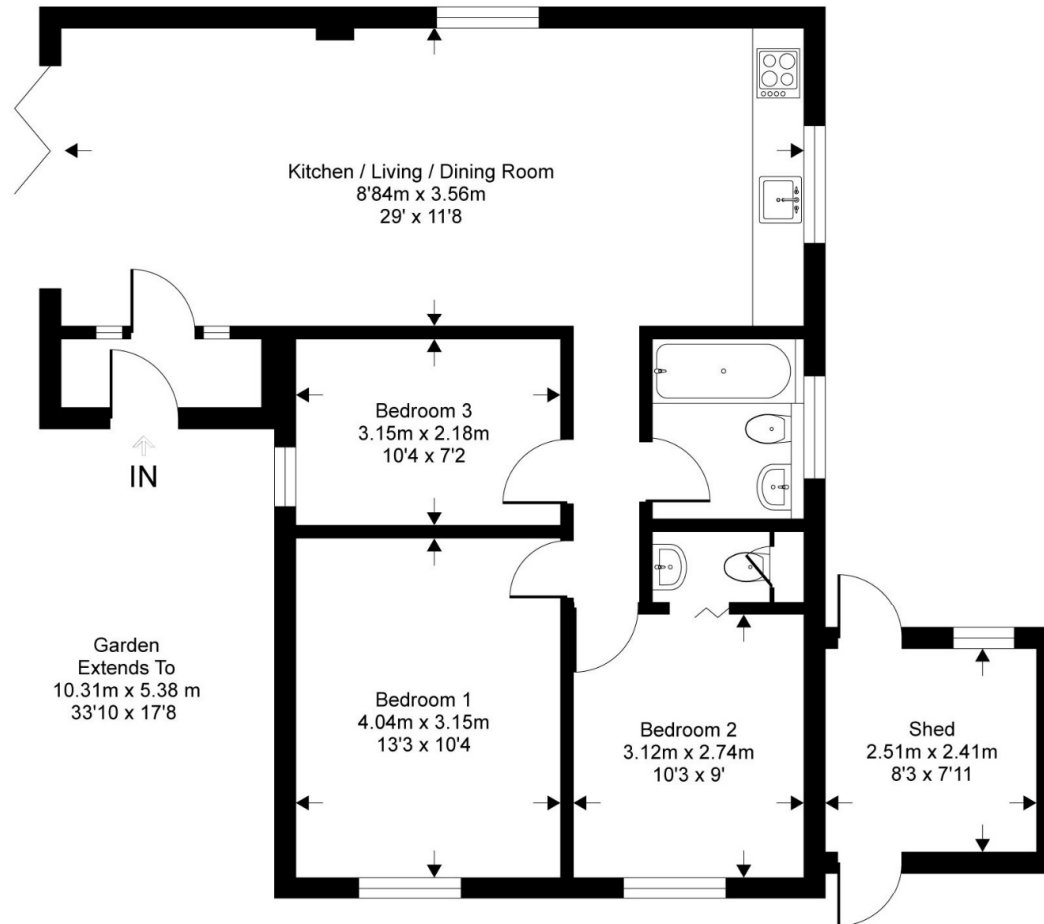
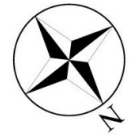
Directions: Entering Camber from the Rye direction go past the Gallivant Restaurant/Hotel on your left and over the mini roundabout. Continue for a further 0.3 mile where the turning into Sea Road will be seen on the right, (next to a shop), First Avenue will then be found within a short distance on the left hand side, Dereta is the last property on the right hand side.

First Avenue

Approximate Gross Internal Area = 73.6 sq m / 793 sq ft

Approximate Shed Internal Area = 6 sq m / 65 sq ft

Approximate Total Internal Area = 79.6 sq m / 858 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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