PHILLIPS & STUBBS

coastal + COUNTRY

The property is set well back off the main road down a shared track which serves two neighbouring properties (Nos. 68 & 70). Located within the coastal village just a few hundred yards from Camber Sands beach where a variety of activities can be enjoyed including kite surfing, kite buggying, 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. Water sports are taught at Rye Water Sports Lake (1 mile). Camber village offers a range of facilities for day to day needs as well as pubs and restaurants such as the Gallivant. The nearby Ancient Town and Cinque Port of Rye affords a wider range of amenities together with a railway station offering a service along the south coast from Eastbourne into Ashford, which has a high speed link to London St. Pancras in 38 minutes. 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 detached house of part colour washed rendered and vertical wooden clad elevations beneath a flat roof.

The accommodation comprises front door into the entrance hall with stairs rising to the first floor, oak flooring throughout with underfloor heating downstairs, built in cupboards. Main open plan family room/dining/kitchen with wide sliding doors out to the rear garden, wood burning stove, fitted kitchen units including an island with marble worksurfaces, integral appliances include a Belling induction Range style cooker, extractor fan, fridge/freezer, dishwasher and wine cooler.

Rear lobby/utility with built in cupboards and sink unit with space and plumbing for a washing machine and tumble dryer. Door to garden and cloakroom comprising w.c and wash hand basin. Bedrooms 4 and 5 both have windows to the front and there is a shower room with walk in shower, w.c and wash hand basin.

First floor landing with skylight, walk in storage cupboard. Oak flooring throughout. Living room having sliding doors and Juliette balcony overlooking the sand dunes. Bedroom 1 is double aspect and has an en suite shower room comprising shower cubicle, w.c and wash hand basin. Bedroom 2 has a window to the front and built in cupboard and bedroom 3 is double aspect. Family bathroom comprising panelled bath with shower over, side glass screen, w.c, wash hand basin, built in mirror fronted cupboards, window to front.

Outside: The property can be approached either off Lydd Road or via Sea Road and First Avenue where there is gated access from both directions. To the front there is ample parking and a detached single garage with EV charger. The main landscaped garden being to the rear having a large area of decking and paved terrace with hot tub and bordering shrub beds. The whole being hedge and fence enclosed.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £895,000 freehold

66 Lydd Road, Camber, East Sussex TN31 7RJ

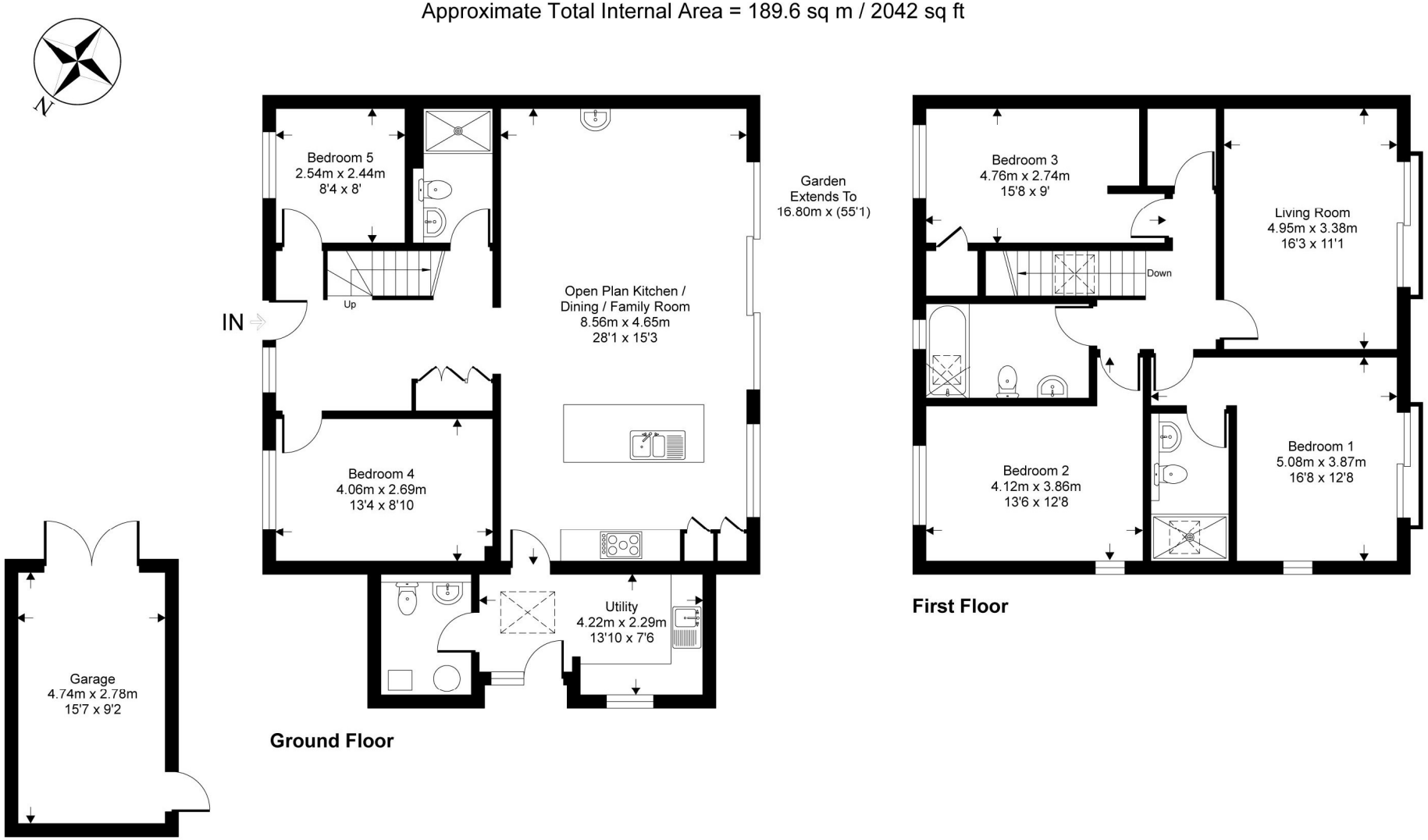
A detached five bedroom contemporary coastal beach house which overlooks the sand dunes with nearby access onto the vast stretch of Camber Sands beach.

• Entrance hall • Main open plan living space incorporating a kitchen, dining and family room • 2 bedrooms • Shower room • Side lobby/utility/cloakroom • First floor landing • Living room • Bedroom 1 with en suite shower room • 2 further bedrooms • Family bathroom • Double glazing • Oil heating • Detached single garage • Off road parking • Rear garden • EPC C

Directions: Entering Camber from Rye on the main Lydd Road continue over the mini roundabout for a further 0.4 mile where the unmarked driveway will be found on the righthand side just past The Camber Castle pub. The driveway is opposite 73 Lydd Road (No.66 is not visible from the road).

Lydd Road

Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft
Approximate Garage Internal Area = 13.1 sq m / 142 sq ft
Approximate Total Internal Area = 189.6 sq m / 2042 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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