

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated on the residential edge of the coastal village literally opposite Camber Sands 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). 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 38 minutes. 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 Brighton into Ashford, with connections for London and the Continent. 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.

A detached former Police house presenting part colour washed brick and part weather boarded elevations beneath both pitched and flat roofs. The property has undergone extensive improvement over recent years incorporating solar panels, wood burning stove, oak flooring and skirting boards throughout the ground floor with under floor heating, double glazing and brand new (June 2016) flat roof and galvanised guttering.

The accommodation comprises front door into the **Entrance hall** with windows overlooking the front. Inner door to **main hallway**, stairs rising to first floor with cupboard under.

Open plan living/kitchen and dining area with window to front, doors out onto the rear decking and garden. **Kitchen area** fitted with a range of base and wall

mounted units incorporating a Franke sink unit, Smeg double oven, Bosch dishwasher, induction hob and window to rear.

Inner hallway with door out onto the garden and **Utility room** space and plumbing for washing machine and tumble drier, window to rear. **Family room** fitted wood burning stove with back boiler for underfloor heating. Two windows to front, additional window to side.

Study/bedroom 4 two windows to the side, additional window to rear. **Utility room** space and plumbing for washing machine and tumble drier.

First floor landing, door to front roof garden, ladder stairs to attic room. Exposed white washed floorboards throughout. **Bedroom 1** double doors onto a rear balcony. **Bedroom 2** built in cupboard, window to front. **Bedroom 3** built in cupboard, window to rear.

Family bathroom comprising wood panelled bath with shower attachment, wash hand basin, low level wc, window to side.

Outside: To the front there is a gravelled driveway providing off road parking. The larger rear garden has areas of decking and lawn interspersed with a variety of fruit trees and coastal style landscaping. The detached **Studio/home office** building has light and power connected. Further lean - to store, potting shed and outbuilding.

Directions: Entering Camber from Rye, go past the Golf Club and after a short distance you will see the turning into Farm Lane on your left, turn left as if you were going into Farm Lane but then turn immediately right (unmarked) parallel to the main road where the property will be found on the left hand side.

Price guide: £575,000 Freehold

The Recycled House, New Lydd Road, Camber, East Sussex TN31 7RB



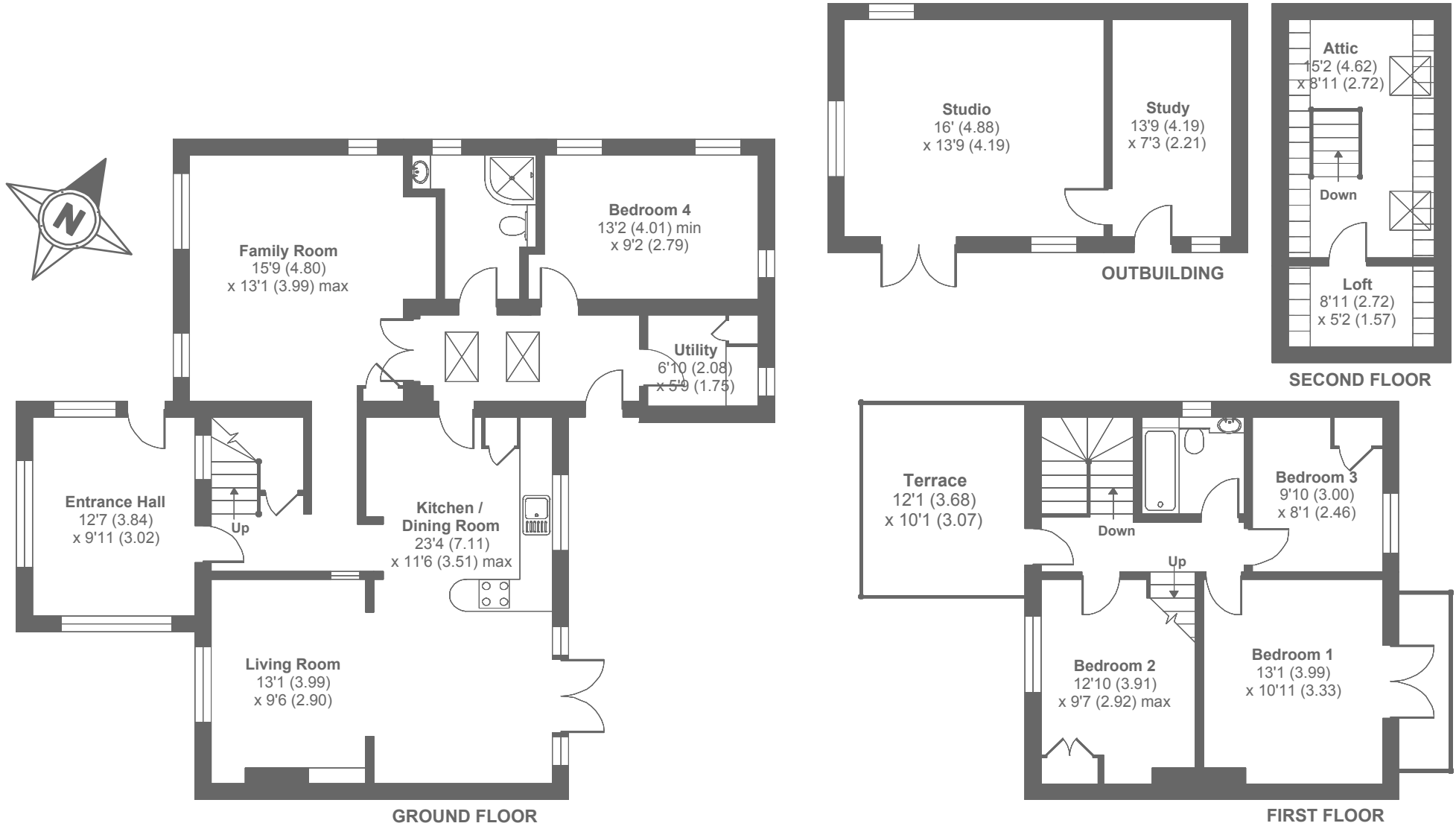
A DETACHED 3/4 BEDROOM HOUSE SITUATED WITHIN THE COASTAL VILLAGE OF CAMBER SANDS LITERALLY OPPOSITE THE VAST STRETCH OF SANDY BEACH WHERE A VARIETY OF BEACH AND WATER SPORTS CAN BE ENJOYED.

- Entrance hall • Main open plan living/dining/kitchen area • Family room • Study/bedroom 4 • Shower room • Utility room
- First floor landing • 3 bedrooms • Family bathroom • Double glazing • Detached garden studio/home office •
- Outbuilding/workshop • Potting shed • Off road parking • Coastal themed gardens to front and rear • EPC rating B



New Lydd Road, Camber, Rye, TN31

APPROX. GROSS INTERNAL FLOOR AREA 1823 SQ FT 169.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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