





1 OLD LYDD ROAD, CAMBER, RYE, EAST SUSSEX, TN31 7RE

£1,500,000

- Stunning Newly Built 5 bedroom, 4 bathroom Just 5 Minutes Walk to Camber Sands Beach
- Open Plan Kitchen/Dining/Living Room with Adjacent Cinema Room
- Fitted Kitchen Units with Quartz Worktops and Integrated Appliances
- Utility Room, 3 Ground Floor Bedrooms and and Shower Room/WC
- Exceptional Durable Rational AURAPLUS Windows, Designed For The Coastal Climate
- Air Source Heat Pump Providing Underfloor Heating to Ground Floor, Radiators on The First Floor
- Wired for 2 EV charging Points, Cat5 Wiring & Electric Sockets With USB Charging
- Parking For 4-5 Cars On Gravelled Driveway, Fire Pit Area, Sunken Hot Tub Area and Storage Shed
- Rye Station 4.6 Miles (10 Minute Drive) With Access to Ashford International (22 Minute Ride) Onto The HS1 to St Pancras in 38 Minutes
- 10 Year Protek Structural Warranty







ABOUT THIS HOME

Meticulous consideration has been given to both the aesthetic and structural aspects of the home. The exterior features low-maintenance white weatherboarding complemented by a dark silver metal roof and Rational AURAPLUS windows, all designed to offer strong resistance to the coastal climate.

The expansive and adaptable interior includes an open-plan kitchen/dining/living room. The kitchen area comes fully fitted and provides access to the rear garden. Adjacent to the dining space is a custom-built entertainment and cinema room.

The ever important utility room is equipped with built-in cupboards and appliances, while a downstairs WC is conveniently located nearby. The ground floor also hosts an ample sized bedroom with an ensuite shower room, along with two additional spacious bedrooms that share a shower room. The ground floor boasts large porcelain tiles with underfloor heating from an air source heat pump.

The first floor is light, airy and spacious open vaulted ceilings, exposed rafters, and hand-painted white wooden floors. Here, you'll find another two double bedrooms with fitted wardrobes, one being the principal bedroom with an ensuite shower room, and a separate bathroom serving the other bedroom on this floor. The spacious landing area can double as an additional seating space an excellent home office with a lovely view to the dunes. Radiators powered by the air source heat pump provide heating in this area.

To the front, an in and out gravelled driveway offers parking for 4-5 cars. The rear garden boasts extensive decking, a sunken area for a fire pit, space for a hot tub and a useful timber outbuilding that would make an ideal garden bar or work from home space.

NB Some images are virtually staged

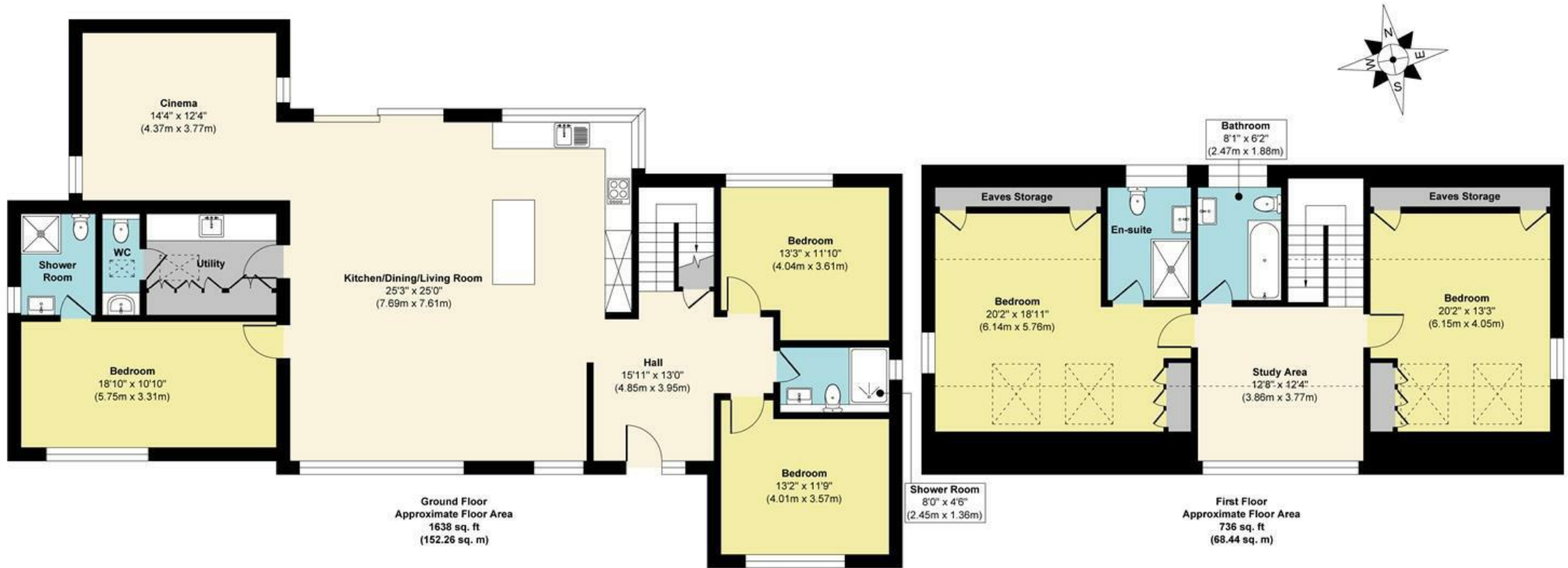








1 Old Lydd Road, Camber



Approx. Gross Internal Floor Area 2374 sq. ft / 220.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Enviably located just 5 minutes from the beautiful Camber Sands, you can imagine spending your weekends kitesurfing, horse riding, going for endless walks along the beautiful beach with your loved ones, friends, or dogs or even simply relaxing on those warm sun filled days. The sports theme continues with Rye

Watersports being only 1.8 miles away, providing a variety of activities on it's coastal lake. For the golf enthusiast, historical Rye Golf Club is just 1.0 mile away and offers two links golf courses and exclusive private membership.

Camber itself has a variety of restaurants, bars and shops. The ancient cinque port town of Rye is just 4.0 miles away, being home to a myriad of art, curiosities and cosy pubs, as well as modern boutique hotels and contemporary restaurants.

Travelling to and from the capital is a breeze, with Rye station just 4.1 miles away and offering a 22 minute travel time to Ashford International, from there the HS1 can be in London St. Pancras in just 38 minutes. For exploring more of the Sussex coast, the station offers trains to such locations as Hasting's, St Leonard's, Pevensey and Eastbourne, with Brighton accessible with 1 change.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

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