

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set back behind the dunes just a hundred yards or so from Camber Sands, the beautiful sandy beach where a variety of activities can be enjoyed including kite surfing, kite buggying, 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. Watersports are taught at Rye Watersports 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 with a 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. Rye Citadel is famed for its historical associations cobbled streets and architecture with St Mary's Church and the popular, Mermaid Inn.

The property forms a detached single storey timber framed cottage presenting whitewashed weatherboard elevations beneath a pitched tiled roof.

The accommodation comprises front stable door into the **kitchen** which is fitted with a range of units incorporating a circular sink unit, 4 ring electric hob, oven under and extractor fan over, integrated dishwasher. Window to side with shutters and glazed skylight to roof.

Living room with window to the front with shutters.

Double bedroom being double aspect with window shutters. **Single bedroom** having window to side with shutters. **Shower room** comprising shower cubicle, w.c and wash hand basin on stand. Window to side with shutters.

Outside: There is a driveway to the side providing off road parking and access to the rear fence enclosed garden.

Mobile Home: There is a mobile home within the garden which comprises, living/dining/kitchen area, two bedrooms and shower room.

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, Golden Cottage will then be found within a short distance on the left hand side.

Local Authority: Rother District Council. Council Tax Band A
Mains electricity and water. Mains drainage.
Heating and hob via gas bottles.
Predicted mobile phone coverage: EE, Vodafone and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
Flood risk summary: Low risk. Source GOV.UK

Price guide: £350,000 freehold

Golden Cottage, Sea Road, Camber, East Sussex TN31 7RR



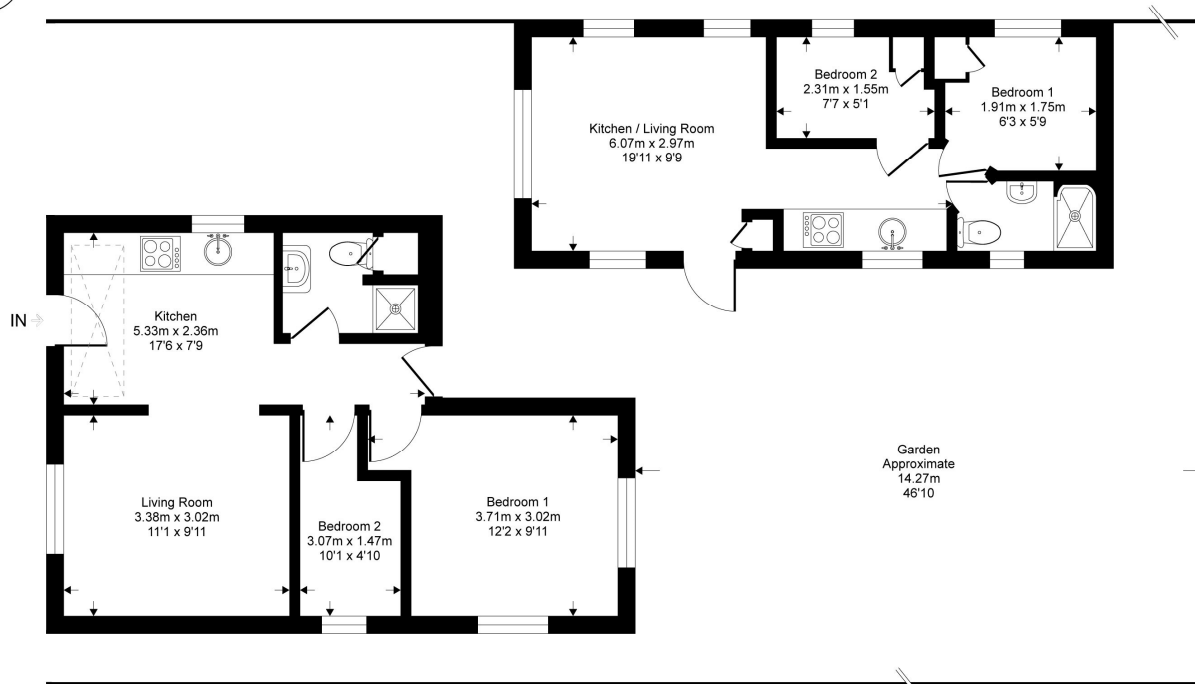
A detached single storey cottage situated on one of the sandy tracks set just back from the vast stretch of sandy beach within the coastal village of Camber Sands.

- Open plan kitchen/living area • Inner hall • Double bedroom • Single bedroom • Shower room
- Electric heating • EPC rating E
- Off road parking • Rear garden • Two bedroom mobile home



Golden Cottage

Approximate Gross Internal Area = 38 sq m / 409 sq ft
Outbuilding = 26 sq m / 278 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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