

PHILLIPS & STUBBS



coastal +
COUNTRY



Set well back from the main road and situated near the village recreational field which has access over the sand dunes on to the popular and beautiful Camber Sands beach being 200 yards 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 Eastbourne into 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.

Forming a detached bungalow presenting elevations of part brick and part weatherboard set with double glazed windows beneath a predominantly pitched tiled roof. Currently used as a successful holiday let for many years but could equally suit as a main residence.

The accommodation comprising front door into an **entrance lobby** with inner door to the **main open plan living/dining/kitchen** having a central wood burning stove, double doors opening out onto the rear garden, additional window from the kitchen and also one to the front.

Kitchen is fitted with a range of units incorporating a Butler's sink, Range style cooker with gas hob. Open doorway to a utility room with built in units, space and plumbing for a washing machine and dishwasher. Door to garden.

Inner hall with doors to all bedrooms and family bathroom.

Bedroom 1 window to front. En suite shower room comprising shower cubicle, w.c and wash hand basin, window to side. **Bedroom 2** window to rear.

Bedroom 3 window to front. **Family bathroom** comprising panelled bath with shower over and glass side screen, w.c, wash hand basin, window to rear.

Outside: The property is approached off the main road up an unmade track which also serves three neighbouring properties. The gated driveway offers ample parking and access to the garage which has a wooden up and over door and being of an irregular shape provides additional storage, window and door to the rear. Adjoining storeroom. The rear garden has a large area of decking with lawn and ornamental pond beyond.

Local Authority: Rother District Council. Council Tax Band TBC
Mains electricity and water. Mains drainage.

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

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

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

Price guide: £550,000 freehold

111 Lydd Road, Camber, East Sussex, TN31 7RS



A detached three bedroom bungalow set well back from the road together with a large garden and ample parking located in the coastal village of Camber Sands nearby the village recreational field which has access to the beach.

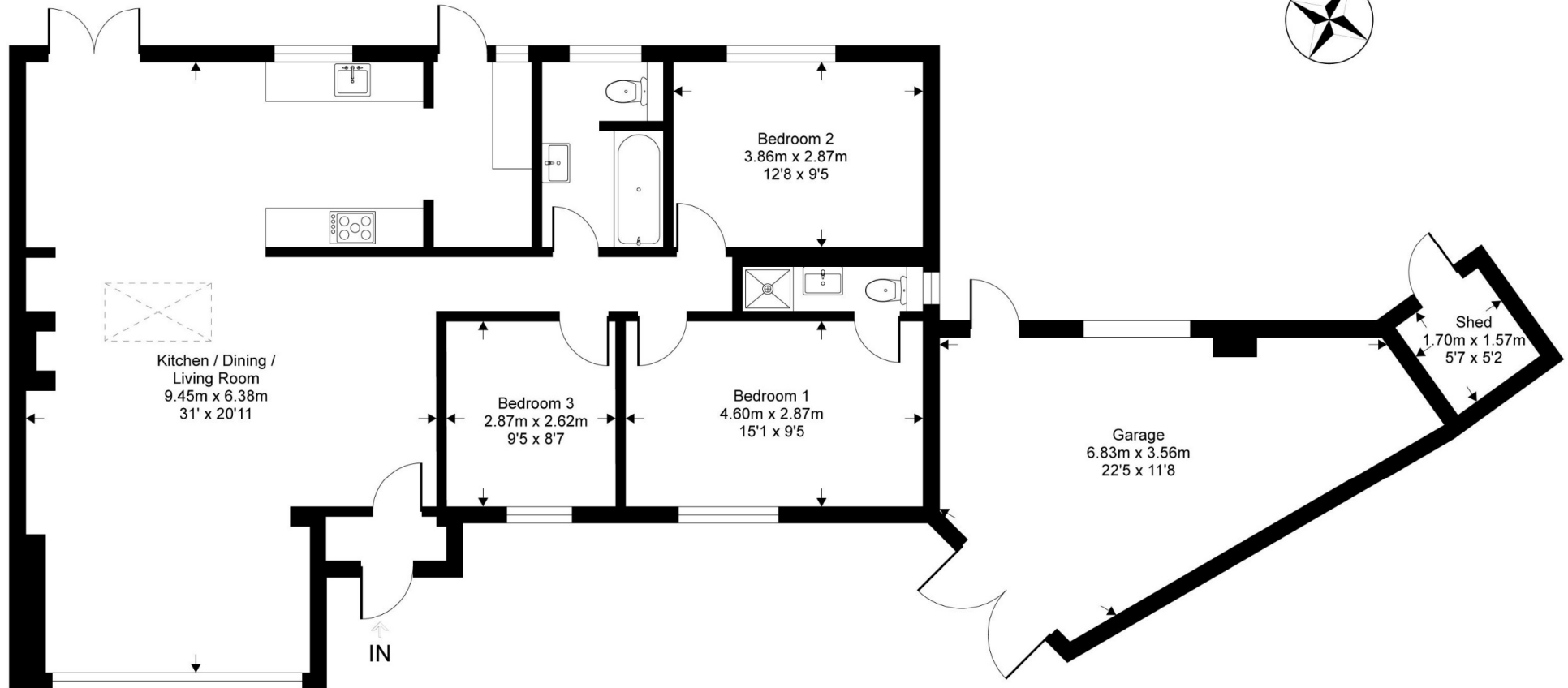
- Entrance lobby • Main open plan living/dining/kitchen • Inner hallway • Bedroom 1 with en suite shower room
- 2 further bedrooms • Family bathroom • Oil heating • Double glazing • EPC rating D • Ample off road parking
- Attached garage with adjoining store • Landscaped rear garden including a small pond



Directions: Leaving Rye in an easterly direction along the A259 towards Ashford, take the first turning right signposted Camber. Go past the Rye Golf Club and lake on your left and continue into the centre of the village and past the village recreational field on your right. After a short distance you will see No. 117 on your left. The driveway leading to No. 111 is adjoining this property, go up the unmade track where you will find 111 (also known as 'Big Sky') on the right. Note: you cannot see the property from the road as it's set behind the Lydd Road properties.

111 Lydd Road

Approximate Gross Internal Area = 109 sq m / 1168 sq ft
Approximate Garage Internal Area = 24 sq m / 262 sq ft
Approximate Outbuilding Internal Area = 3 sq m / 28 sq ft
Approximate Total Internal Area = 135 sq m / 1458 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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk