

PHILLIPS & STUBBS



coastal +
COUNTRY



The property nestles behind the rolling sand dunes, just yards 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. Other activities and facilities in the area include Rye Golf Club (situated in Camber) as well as Lydd Airport.

A modern three storey house forming part of an ultra-modern ecofriendly development that combines quality and contemporary design with environmental sustainability. The construction is of traditional block work spun walls clad with cedar wood shingles and a specialist render system with a colourful curved turret to the front elevation all beneath a Bauder environmentally bio diverse roof. The property was designed by the award-winning architects, Knox Bhavan, to be energy efficient with low carbon emissions, low heat loss and controlled solar gain. Internally, the living accommodation is spacious and light with clean lines giving a contemporary feel. The principal living areas have engineered oak flooring with underfloor heating. There is a timber decked balcony on each floor with galvanized steel balustrades together with a paved terrace that leads on to the communal garden.

Note: The photographs showing the beach are taken from the sand dunes and not from the property.

The property is approached via a flush panelled front door opening into an entrance lobby with stairs off to the first floor. On the ground floor, there is a family kitchen with a window to the front and fitted cabinets comprising full height cupboards and drawers with seamless handles, granite work surfaces with an undermounted sink and hose mixer tap, an inset induction hob and built in double oven, an integrated dishwasher and a built in fridge freezer. Adjacent is a utility/cloakroom with plumbing for a washing machine, close coupled wc and wash basin. The family room has underfloor heating and a door to the rear terrace with bike store and access to communal dunescape area.

The split level first floor accommodation has a main living/dining area which is light and airy with full height glazed double doors opening onto a decked terrace with steps leading down to the communal garden. The adjoining breakfast kitchen is well fitted and equipped with storage cupboards and drawers with white lacquered door fronts, solid beech woodblock work surfaces with inset stainless steel sink, stainless steel oven, electric hob, eye level microwave and space for dishwasher and fridge.

To the front of the property is a **double bedroom** with glazed door to small drum balcony. An adjoining **family bathroom** has contemporary white glazed fittings comprising a panelled bath with shower attachment and screen, w.c and wash basin.

On the second floor, the **master bedroom** has glazed double doors opening onto a balcony, built in wardrobes and a tiled **en-suite shower room** with a tiled cubicle and power shower, wash basin, bidet and w.c.

Outside: There is a central landscaped area, which is contoured and planted to imitate the adjoining dunes, from where paths lead to Old Lydd Road and the beach.

Parking: Each property owner has the space to park one vehicle to the front with an additional private parking space to the rear of the development where there is also visitor parking.

Guide price: £425,000 freehold

8 Royal William Square, Camber, East Sussex TN31 7RX



A modern, architect designed three storey eco-friendly house affording versatile living accommodation and forming part of an innovative ultra-modern development nestling close to the spectacular beach.

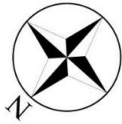
- Entrance lobby • Family kitchen • Utility/cloakroom • Family room
- First floor open plan living /dining room with breakfast kitchen area opening onto a decked terrace • Guest double bedroom with small drum balcony and adjacent bathroom • Second floor master bedroom with ensuite shower and balcony • Geo-thermal space heating • Double glazing • Underfloor heating • Solar water heating • Energy rating C • Planted communal garden space • Parking



Local Authority: Rother District Council. Council Tax Band D
Mains electricity, water and drainage. Heating: Geo thermal space heating
Predicted mobile phone coverage: EE, Vodafone and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK
Service Charge: Currently £77 per month
Heating Charge: Currently £58 per month

Royal William Square

Approximate Gross Internal Area = 126.8 sq m / 1365 sq ft
Approximate Outbuilding Internal Area = 0.9 sq m / 10 sq ft
Approximate Total Internal Area = 127.7 sq m / 1375 sq ft



Store
1.27m x 0.97m
4'2 x 3'2



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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