

PHILLIPS & STUBBS



coastal +
COUNTRY



The terrace of cottages stands together with another row of Coastguard Cottages which are at a right angle, positioned just behind the recently redesigned and rebuilt sea wall, which is now a new attractive bright expanse to enjoy the view of the beach beyond to Rye. Camber Sands is one of the best known beaches on the South Coast, where a variety of activities can be enjoyed including kite surfing, wind surfing, horse riding, fishing and bird watching at the wildlife havens at Dungeness and Rye Harbour Nature Reserve. The property backs onto an area of special scientific interest (SSCI). The property enjoys far reaching views from the upper floors across Camber Sands and Rye Bay and from the lower floors the views extend from the back of the house across the shingle towards Dungeness. Nearby road links provide easy access to the M20 (Junction 10) Ashford which provides further links by road and rail to London with a high speed link to London St. Pancras in 37 minutes. Camber village offers a range of facilities for day to day needs, together with the Gallivant Hotel, a popular destination for breakfast, lunch and dinner. In the other direction Lydd town also offers a selection of shopping facilities. Nearby, is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival is held annually. From the town there are local train services to Eastbourne and to Ashford International. Other activities and facilities in the area include Rye Golf Club (situated in Camber).

Comprising one of a terrace of former Coastguard Cottages built around 1900 and retaining many original features such as wooden floors and sash windows. The house at present is set up to continue as a holiday let if required. The well-presented accommodation is arranged over four levels, as shown on the floor plan.

The property is approached via a panelled door opening into the double aspect kitchen which has a vaulted ceiling with matchboard panelling, exposed roof trusses, painted brickwork to the walls and a range of shaker style cabinets beneath work surfaces with

an inset enamel sink with hose mixer tap, inset electric hob, built in oven, integrated dish washer and space for a fridge freezer.

The dining room has a window overlooking the garden, painted floorboards and reclaimed wood cladding to one wall. An inner hallway with stairs to the lower ground floor links the sitting room which has two sash windows and painted floorboards.

The lower ground floor comprises a double bedroom with a window to the front, and whitewashed walls and ceiling beams a walk-in utility cupboard with plumbing for a washing machine and a bathroom with a freestanding roll top bath, close coupled wc and counter top wash basin.

On the first floor landing there is a range of fitted storage cupboards and a staircase to the second floor. Bedroom 1 looks across the shingle expanses of the MOD Range to the beach and sea beyond. The bath/shower room comprises a glass and tiled shower enclosure, roll top bath, counter top wash basin and close coupled wc.

On the second floor there is an attic twin bedroom which is full of light and has two skylight windows with far reaching views to the front and the rear of the house across Rye Bay.

Outside: The property has a coastal themed fence enclosed garden with a mixture of coastal plants, drift wood ornamentation, terracing and lawn. From the garden, the beach is literally 50 yards away.

Local Authority: Rother District Council. Council Tax Band B

Mains electricity and water. Private drainage.

Mobile phone availability: Three, O2 and Vodafone

Broadband speed: Ultrafast 1800 Mbps available. Source Ofcom

Flood risk summary: Ask Agent.

Guide price: £550,000 Freehold

7 Coastguard Cottages, Jury's Gap, Camber, Near Rye, East Sussex TN31 7SG

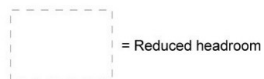


One of a terrace of C19th Coastguard cottages, retaining many of its original features, situated in a splendidly isolated position just behind the sea wall, close to the beach and with coastal views across Rye Bay.

- Living room • Dining room • Kitchen • 3 Bedrooms • 2 Bath / shower rooms
- Electric heating • EPC rating F • Coastal style garden
- Off road parking for several vehicles

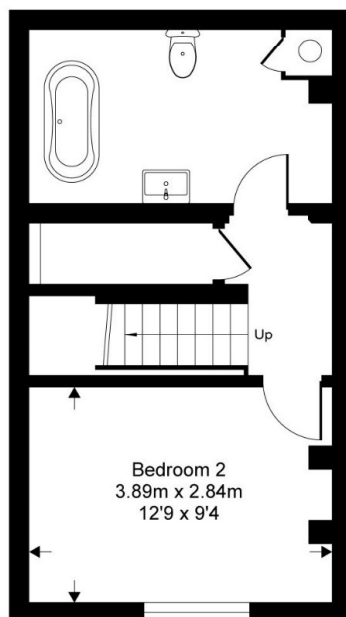


Directions: From London, take the M20 and exit at Junction 10 sign posted Ashford International station and Brenzett. On the J10 roundabout take the 4th exit sign posted for Brenzett. At the next roundabout take the second exit and continue along the dual carriageway for about 1 mile. You will see a signpost to A2070 to Lydd airport. Exit left here and follow the road to the next roundabout and take the second exit signposted Brenzett. Follow the road for 8 miles until you reach the next roundabout by a petrol filling station. Take the second exit sign posted A259 Hastings and follow the road straight over the next roundabout for 7 miles. Turn left where it is signposted for Camber and continue through the village and onto Jury's Gap, where the cottages will be seen on your right immediately before reaching the MOD Range.

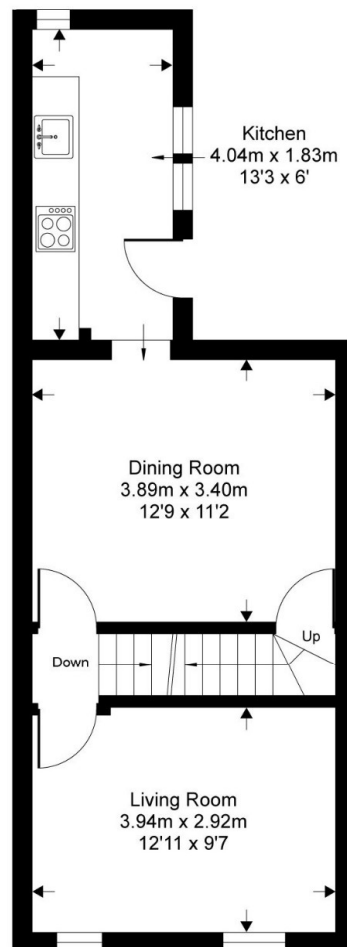


Coastguard Cottages

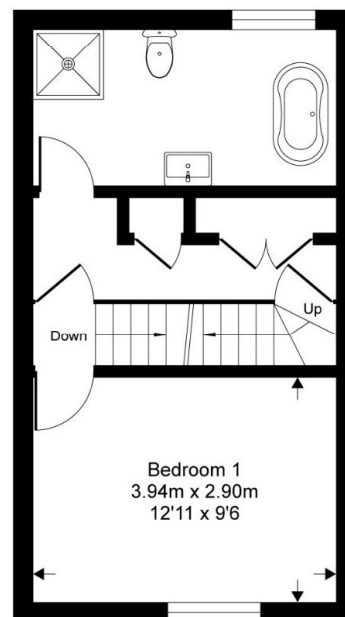
Approximate Gross Internal Area = 111.3 sq m / 1199 sq ft
(excludes restricted head height)



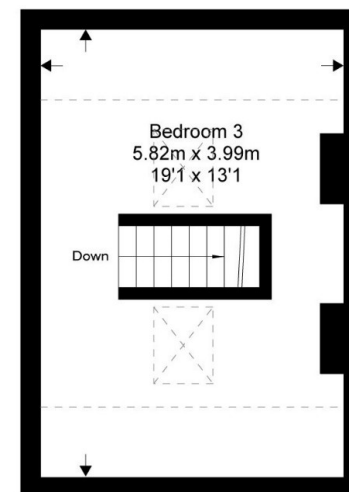
Lower Ground Floor



Ground Floor



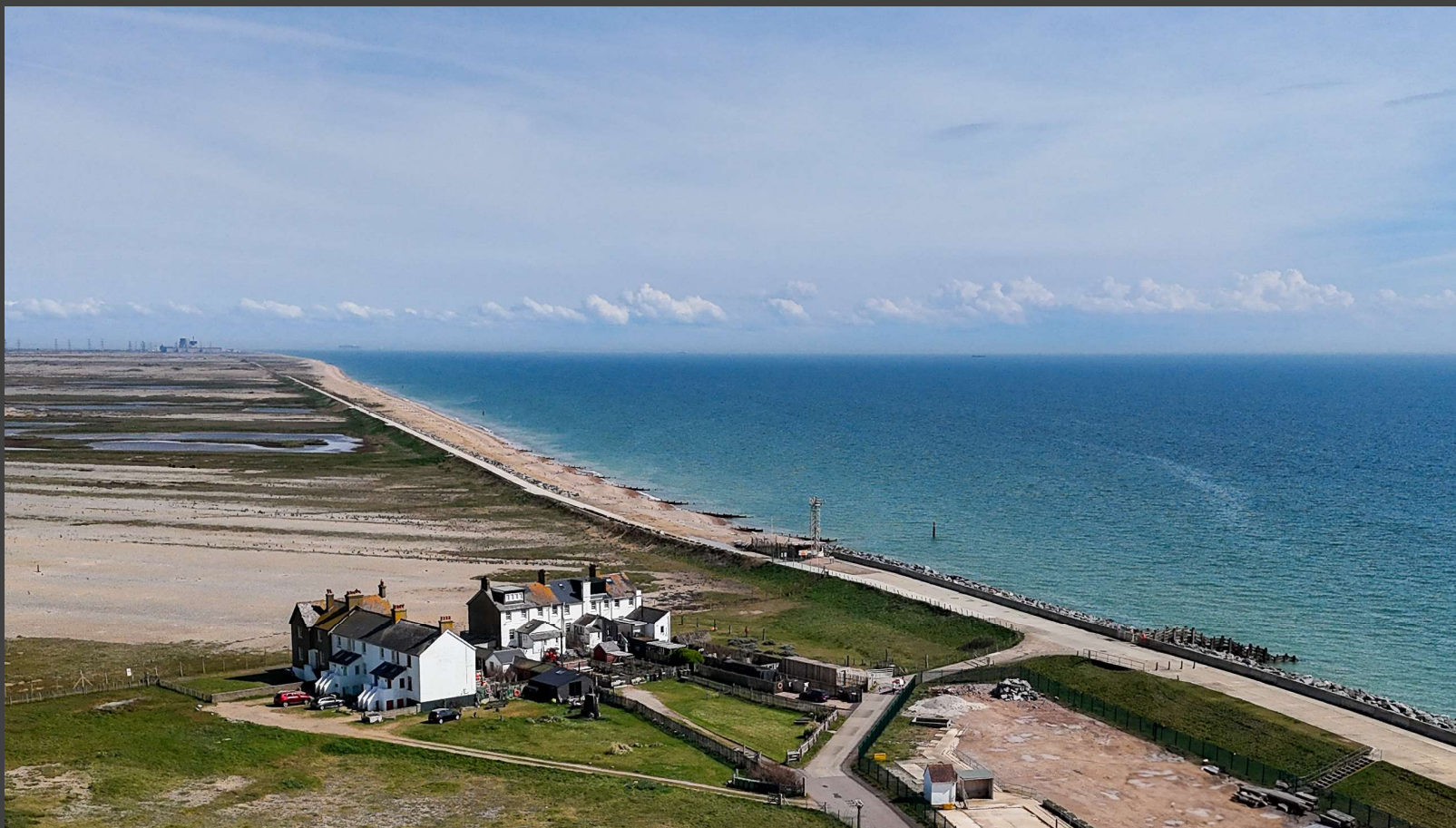
First Floor



Second Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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