

PHILLIPS & STUBBS



coastal &
COUNTRY



The property is approached over a private lane on the residential edge of the coastal village just a few hundred yards from Camber Sands, 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. 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. 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 Brighton into Ashford with a high speed link from Ashford to London St. Pancras in 37 minutes.

The property forms a detached house presenting colour washed rendered elevations set with double glazed windows beneath a pitched tiled roof.

Front door into the entrance porch with inner door into the living room which has stairs rising to the first floor and wide opening into the family room which in turn leads through to the dining room with wide opening into the kitchen and door to the conservatory which has double doors and an additional single door out to the rear garden. There is also a built in storage cupboard and door through to a useful workshop/utility room having windows and door to the garden.

The kitchen is fitted with a good range of base and wall mounted units with space for a dishwasher and electric range style cooker. Cloakroom comprising w.c and wash hand basin.

First floor landing with doors to all bedrooms and family bathroom. Bedrooms 1 and 2 are both double bedrooms and have built in wardrobe cupboards. Bedroom 3 is also a double bedroom and bedroom 4 is a single bedroom. The family bathroom comprises, panelled bath, separate shower cubicle, w.c and wash hand basin.

Outside: There is off road parking to the front with wide side access around to the good sized rear garden which is mainly laid to lawn with mature borders to either side and raised beds and leads down to a summerhouse and shed.

Note: Planning permission was granted on 31st July 2023 for 'the demolition of the existing conservatory and flat roof additions and erection of replacement to create improved living accommodation'. Plans can be viewed on www.rother.gov.uk planning reference RR/2023/1200/P

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

Predicted mobile phone coverage: EE, Vodafone and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

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

Price guide: £775,000 freehold

Thrift Cottage, Draffin Lane, Camber, East Sussex TN31 7RA



A detached four bedroom family house with a large rear garden set down a sought after unmade lane close to the vast stretch sandy beach on Camber Sands.

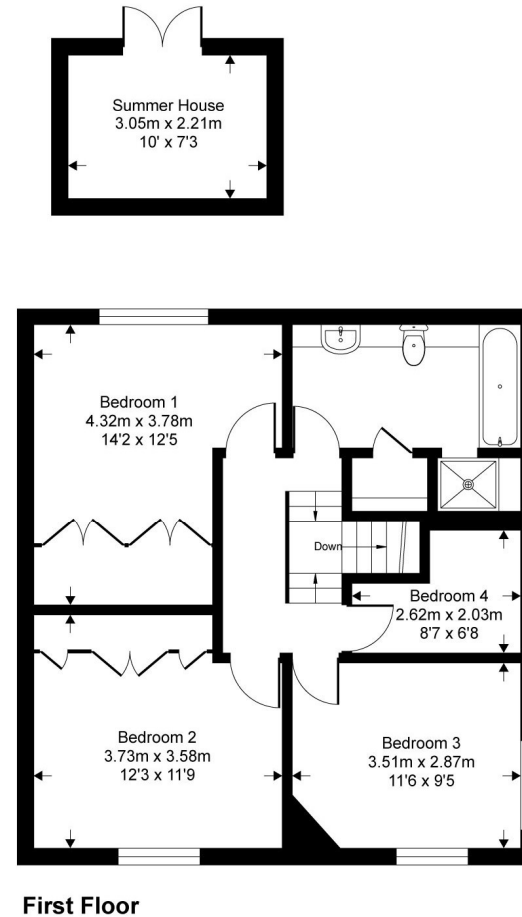
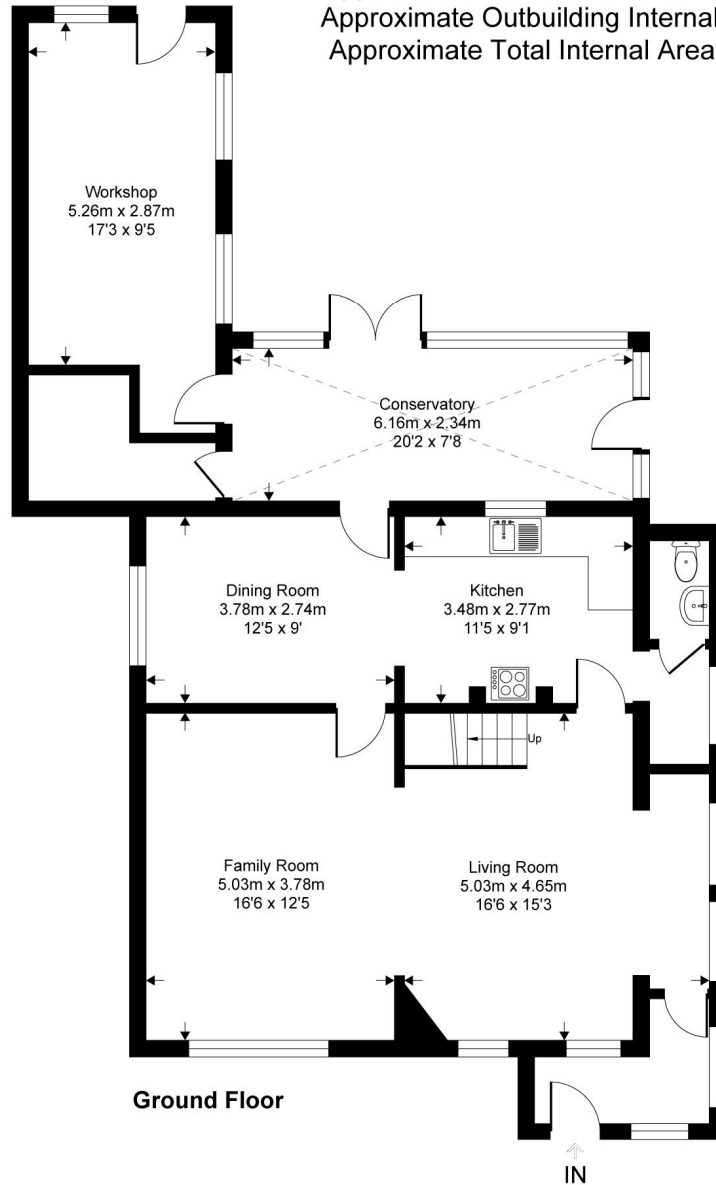
- Entrance porch • Living room • Family room • Dining room • Kitchen • Conservatory • Workshop
- Cloakroom • First floor landing • 4 bedrooms • Family bathroom • Electric heating • EPC rating F • Off road parking
- Large rear garden with summerhouse



Directions: Leave Rye in an easterly direction along the A259 towards Ashford. Take the first turning right signposted Camber. Go past the Rye Golf Club and lakes on your left and take the next left turning into an unmade track (Farm Lane). Then turn immediately right into Draffin Lane which is also unmade, follow the lane for a short distance where Thrift Cottage will be seen on the left handside.

Thrift Cottage

Approximate Gross Internal Area = 170.1 sq m / 1831 sq ft
 Approximate Outbuilding Internal Area = 6.7 sq m / 73 sq ft
 Approximate Total Internal Area = 176.8 sq m / 1904 sq ft



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