

RUSH
WITT &
WILSON



**Serenity House Farm Lane, Camber, East Sussex TN31 7QX
Asking Price £995,000**

Rush Witt & Wilson are pleased to offer a NEWLY CONSTRUCTED and HIGHLY ENERGY EFFICIENT UNIQUE detached house IN A STUNNING RURAL LOCATION with LAND

Built to a high specification by an established local developer this contemporary home will appeal to a variety of buyers.

The spacious and versatile accommodation comprises an opening plan living / dining room with access to terrace and garden, fitted kitchen, utility room, home office, utility room, ground floor shower room. Two double bedrooms on the first floor, nursery / dressing room and the other with en-suite, and a family bathroom.

Landscaped garden adjoining the property and further paddock, extending in all to approx. TWO ACRES.

For further information and to arrange a viewing please call our Rye Office 01797 224000.

Locality

Serenity House occupies a rural setting just outside the village of Camber, accessed initially via an unmade lane and then over a farm drive leading to a further gated private drive.

Camber is an increasingly popular seaside village, located only a short walk from the famous sand dunes, miles of open beach and a newly constructed promenade extending to Jury Gap.

The village has become a haven for water sports enthusiasts although there are many other activities available locally including places of general and historic interest and some outstanding rural walks..

The ancient Cinque Port town of Rye is only a short drive away with its bustling High Street where there is an array of specialist and general retail stores which are complemented by historic inns and restaurants as well as contemporary wine bars and eateries. There is also the famous cobbled citadel, working quayside, weekly farmers' and general markets. The railway station in Rye allows easy access to the city of Brighton the west and to Ashford where there are connecting services to London and continental Europe.

Specification

Kitchen

Contemporary units with solid composite / granite worktops and upstands

Range of integrated appliances

Led lighting to wall units

Bathrooms

White sanitary ware with fitted vanity units, contemporary taps and showers.

Light adjusting touch switch mirrors with built in charging sockets.

Heating

Air source heat pump.

Underfloor heating to ground floor.

High efficiency convector radiators to first floor.

Doors and windows

Graphite high efficiency double glazed windows fitted with integral electric blinds.

Front door with multi-point locking system.

Contemporary oak internal doors with chrome handles.

Floor finishes

Ceramic floor tiles to kitchen, bathroom and ensuites.

Engineered oak flooring to entrance hallway and living room.

Carpet to bedrooms, stairs and landings.

Electrical

Cat 5 wiring to living room and master bedroom

Downlighters throughout

Combined TV, BT / satellite to living room. TV points to principle rooms.

Hard wired smoke and heat detectors.

Outside

Block paved driveway

Turfed front and rear garden.

External lighting to the front and rear.

Internal decorative finishes

White painted skirting and architraves.

Ceilings in white and walls in neutral emulsion.

Ground floor accommodation comprises

Opening plan Living / Dining room

25'11" x 19'4" (7.9 x 5.9)

Kitchen

15'8" x 11'1" (4.8 x 3.4)

Home office

14'5" x 9'6" (4.4 x 2.9)

Utility Room

9'10" x 7'10" (3 x 2.4)

Shower Room

8'6" x 5'2" (2.6 x 1.6)

First Floor accommodation comprises

Bedroom

17'0" x 13'1" (5.2 x 4)

En Suite

7'2" x 5'10" (2.2 x 1.8)

Bedroom

16'0" x 13'5" (4.9 x 4.1)

Nursery / Dressing Room

13'9" x 7'2" (4.2 x 2.2)

Bathroom

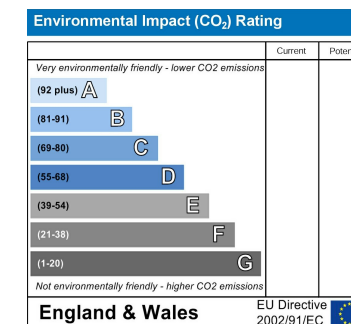
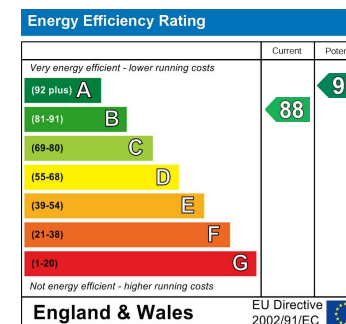
7'10" x 7'2" (2.4 x 2.2)

Agents Notes

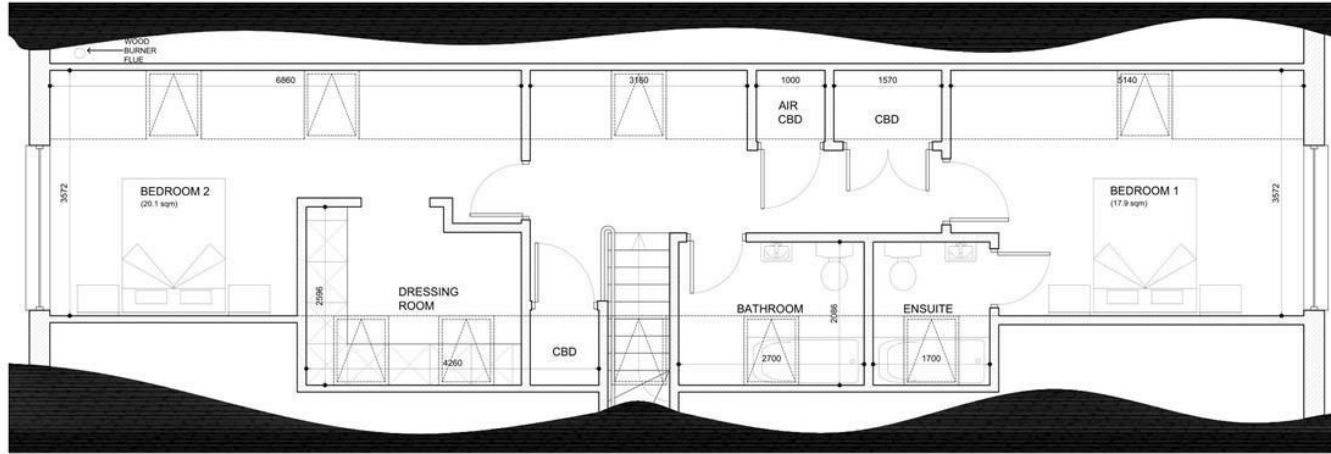
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

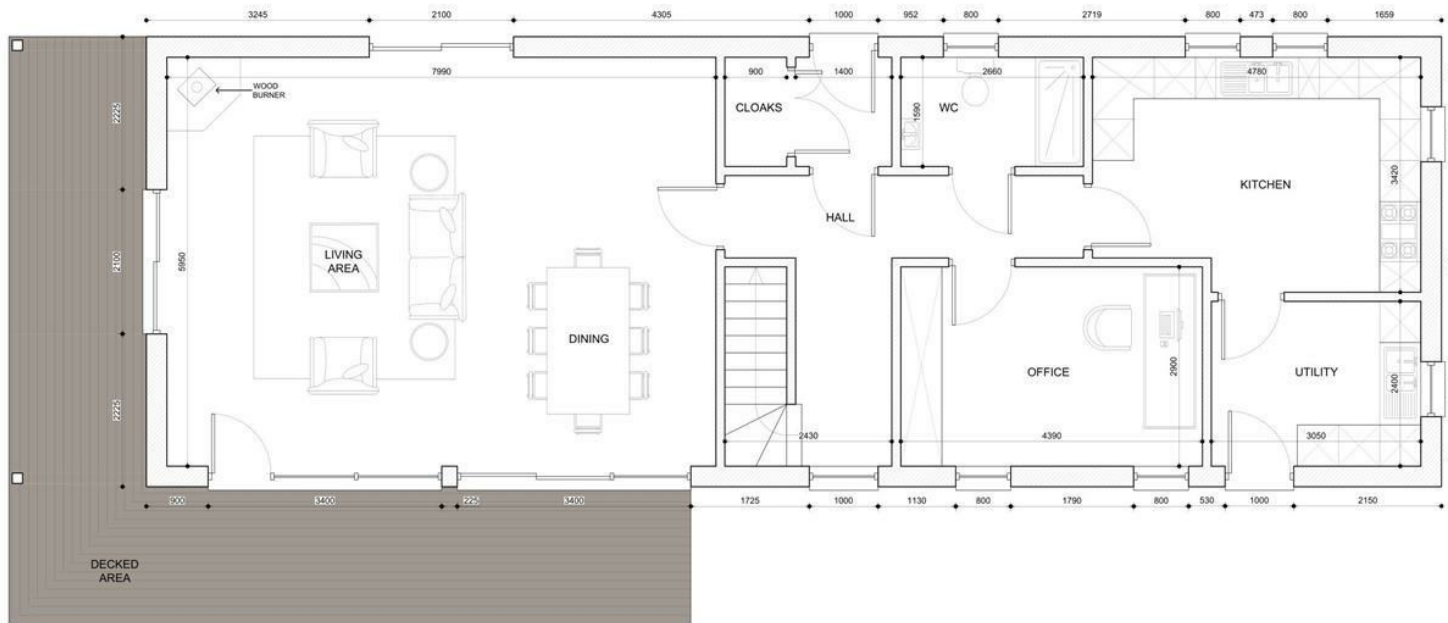
Council Tax Band - TBC



FIRST FLOOR PLAN - 1 : 5 0



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GROUND FLOOR PLAN - 1 : 5 0

