

**RUSH
WITT &
WILSON**



**14 Old Lydd Road, Camber, East Sussex TN31 7RH
Guide Price £450,000**

BEACH HOUSE OPPOSITE THE SAND DUNES.

Rush Witt & Wilson are pleased to offer the opportunity to acquire a front line property in the coastal village of Camber.

First floor living room with folding doors and juliet balcony, mezzanine floor, two double bedrooms, bathroom, separate shower room kitchen / dining room. Parking to the front. Good size low maintenance garden to the rear.

Equally suitable as main residence, second home or investment opportunity.

Offered CHAIN FREE and available for early occupation.

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



Locality

Occupying a front line position in the popular seaside village of Camber, immediately opposite the famous sand dunes and only a short walk to miles of open beach and a newly constructed promenade.

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.

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 Brighton and to Ashford where there are connecting, high services, to London.

Kitchen / Living Room

14'6" x 10'8" including stairwell (4.42 x 3.26 including stairwell)

A light and airy southerly facing room with tri folding doors to the front. Fitted with a range of cupboard / drawer base units and compliment bespoke wall cabinets. Wooden worktop with inset twin bowl sink. Space and plumbing for dishwasher. Space and points for cooker and fridge.

Bedroom

13'9" x 8'6" (4.2 x 2.60)

Double doors to the rear opening to terrace / garden.

Laundry Cupboard

5'7" x 3'2" (1.72 x 0.98)

Space and plumbing for washing machine.

Bathroom

9'7" x 5'4" (2.94 x 1.64)

Panel bath, wash basin and wc. Generously tiled. Heated towel rail. Window to the side. Floor standing boiler.

First Floor

Stairs rise from the Kitchen / Dining Room

Living Room

14'4" x 13'7" max (4.38 x 4.16 max)

Tri fold doors to the front with juliet balcony. Enjoying views of the sand dunes. Further window to the side.

Steps lead to the Mezzanine

Mezzanine

13'5" x 8'2" (4.10 x 2.49)

Two skylights to the rear. Good storage space that has been used by the current owners as an occasional bedroom or relaxation area.

Bedroom

9'8" x 8'0" (2.96 x 2.46)

Window to the rear.

Shower Room

6'9" x 5'7" (2.06 x 1.72)

Shower cubicle, wash basin and wc. Heated towel rail / radiator fitment. Window to the rear.

Outside

Parking to the front. Gated path to the side.

The rear garden is accessed from the ground floor bedroom. A decked terrace abuts the rear of the property and path leads through a low maintenance, pebbled, beach scape garden to a further terrace and timber garden store.

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.

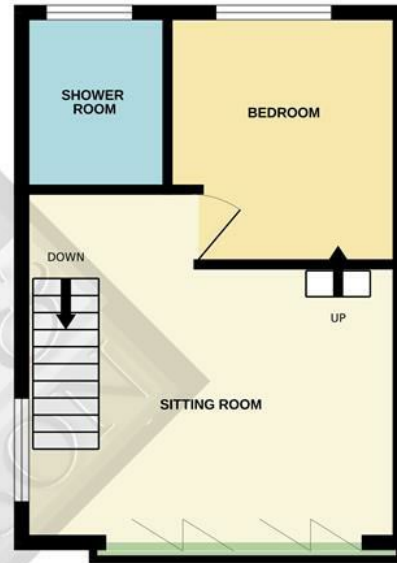
Council Tax: Band C



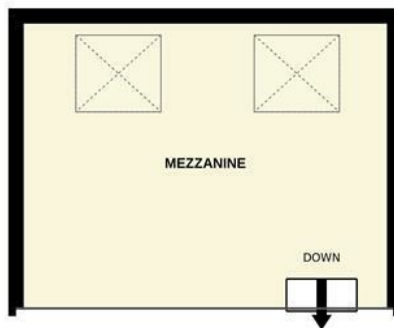
GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



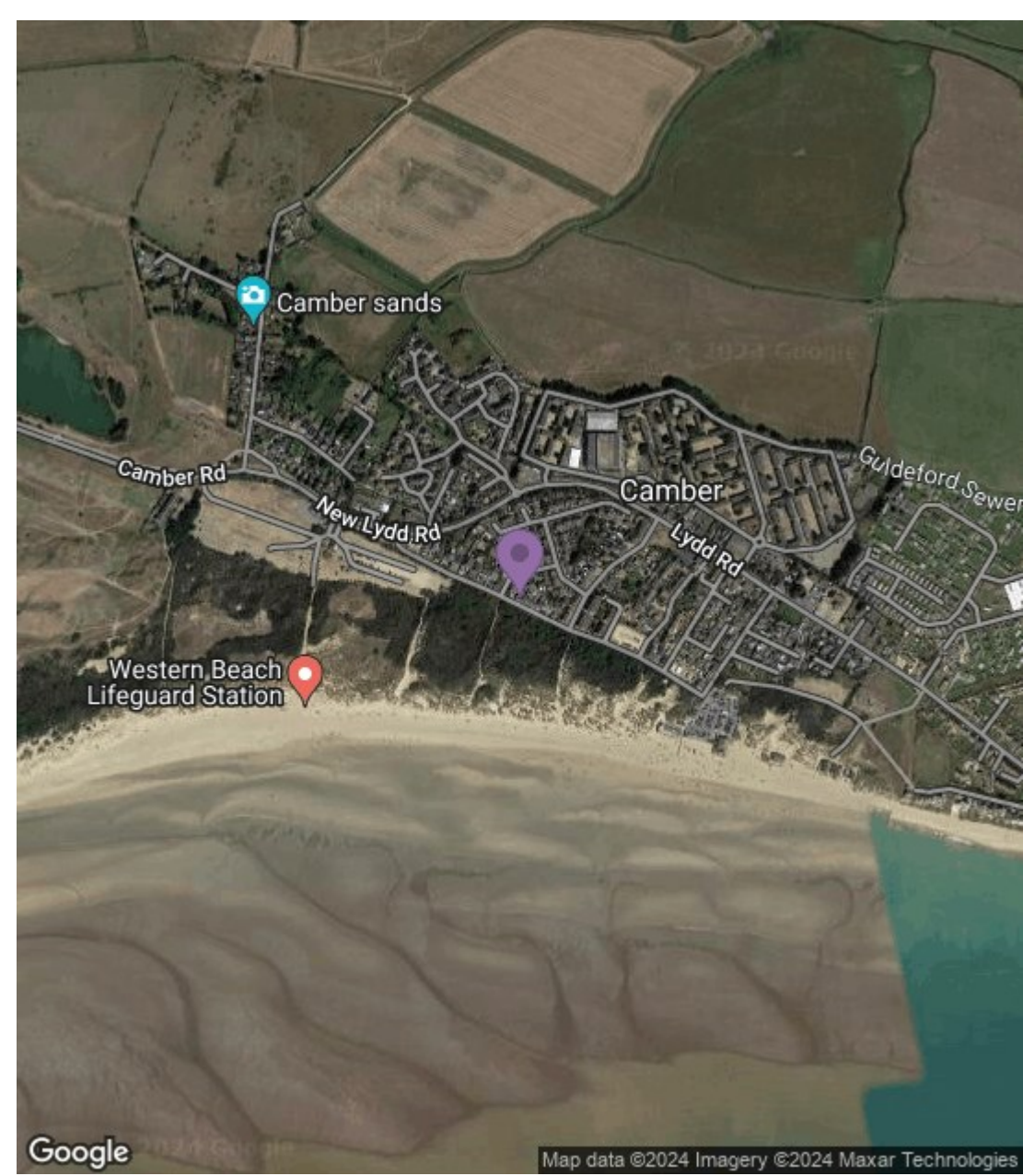
MEZZANINE
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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