

**RUSH
WITT &
WILSON**



22 Lydd Road, Camber, Rye, East Sussex TN31 7RJ
Guide Price £450,000

WELL LOCATED DETACHED HOME WITH FURTHER POTENTIAL.

Rush Witt & Wilson are pleased to offer a unique detached single storey dwelling only moments from the beach.

The spacious versatile and well presented accommodation comprises an open plan living / dining room, kitchen / breakfast room, three double bedroom and bathroom. There is also a useful utility area.

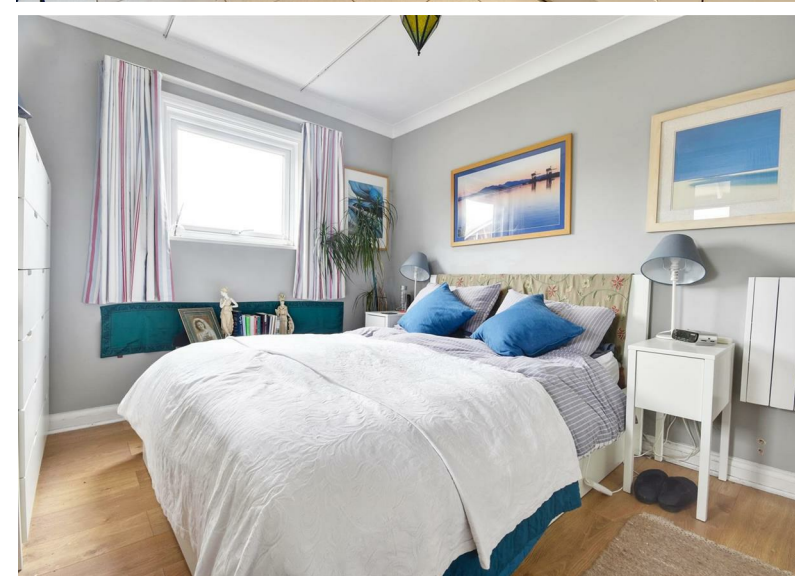
Large outbuilding considered suitable for a variety of purposes. PLANNING PERMISSION has been granted to replace with a self contained annex.

Driveway parking for several cars. Landscaped garden to the front with large decked terrace.

Large rear garden with level lawn.

PLANNING PERMISSION has also been obtained to create a first floor. Details on request.

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



Locality

Situated in the heart of the increasingly popular seaside village of Camber, close to the famous sand dunes and easy access to the beach.

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 the city of Brighton the west and to Ashford where there are connecting, high speed, services to London.

Kitchen / Diner

9'7" x 18'3" (2.933 x 5.565)
Double aspect, fitted with a range of traditional style cupboard / drawer base units. Complementing worktop with inset sink with window above. Built in dishwasher. Induction hob. Tiled floor.

Utility Room

19'9" x 8'0" (6.026 x 2.439)
Plumbing for washing machine and tumble dryer. Sliding door onto garden, tiled floor.

Dining Room

9'11" x 8'0" (3.029 x 2.439)
Internal window into kitchen, carpet floor, electric radiator on the wall.

Living Room

19'4" x 11'1" (5.909 x 3.401)
Carpet, double aspect, patio doors onto front garden and windows to side. Log burner, electric radiator.

Bedroom

12'8" x 9'10" (3.867 x 3.017)
A light and airy double aspect room with windows to the side and rear.

Bedroom

9'11" x 13'0" (3.027 x 3.963)
Two windows to the side.

Bedroom

10'3" x 9'11" (3.148 x 3.040)
Double doors to the rear leading onto garden.

Bathroom

6'9" x 6'9" (2.077 x 2.079)
Tiled floor, heated towel rail on wall, toilet, basin, bath with shower overhead and window.

Planning Permissions Granted

RR/2022/652/P - Side and rear ground floor extensions.

RR/2023/897/P - Amendments to roof and conversion of loft to form first floor.

Further details on request.

Outside

Double gates open to a driveway that provides off road parking for several cars.

A beach scape garden to the front is a particular feature, pebbled with a variety shrubs and grasses and a pergola covered decking. Enjoying a westerly aspect this is an ideal position to dine alfresco at the end of day.

The rear garden is of good size, level and laid predominantly to lawn.

Outbuilding with Planning permission

19'4" x 32'3" (5.917 x 9.830)
A substantial detached building extending much of the width of the garden. Light and power connected. Up and over door to the front and personal door.

Planning permission has been obtained (RR/2022/32/P) for demolition of the existing outbuilding and construction of a new outbuilding (identical footprint and location) for use as an annex. Further details and plans available on request.

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 - B

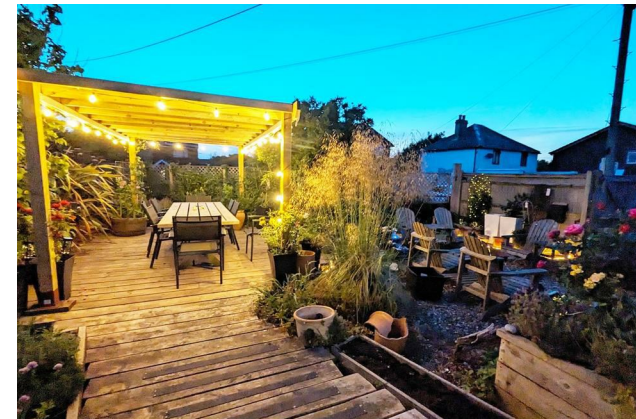


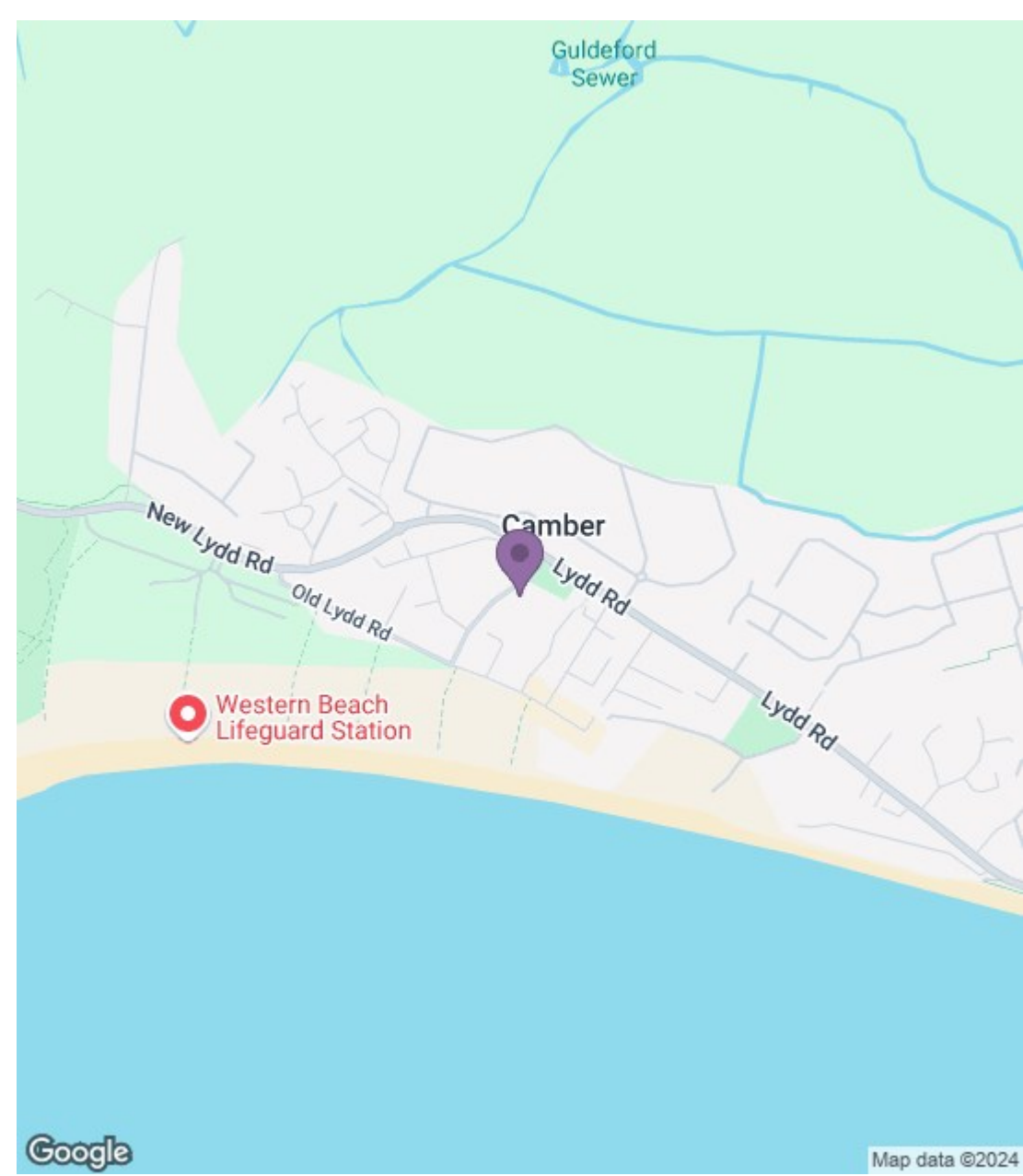
GROUND FLOOR
1599 sq.ft. (148.5 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(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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