

**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/bedroom, 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.

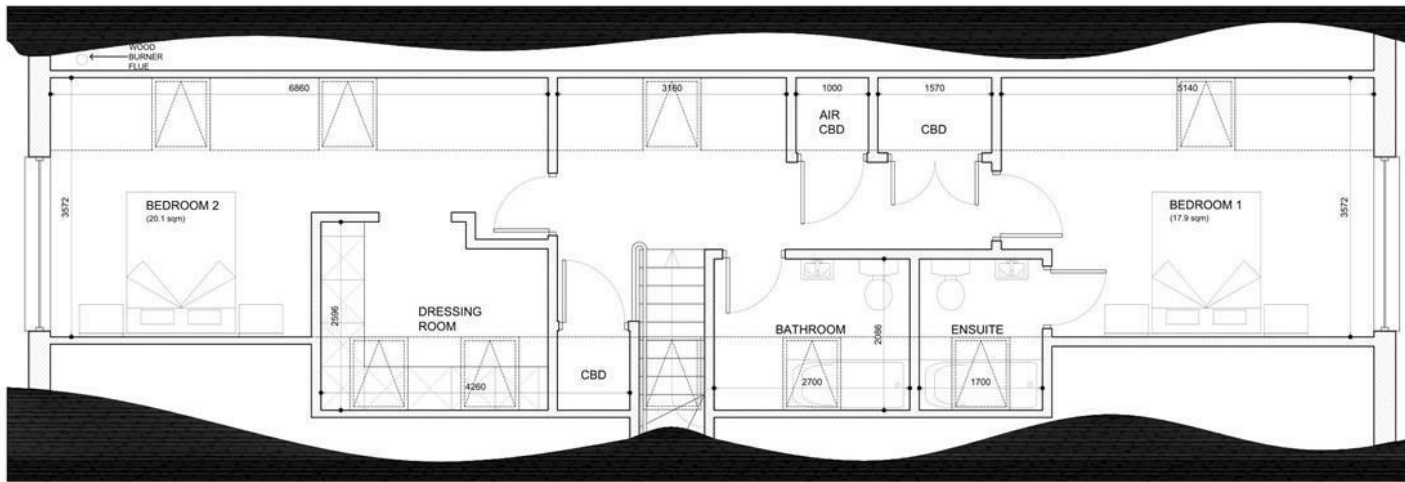
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - TBC

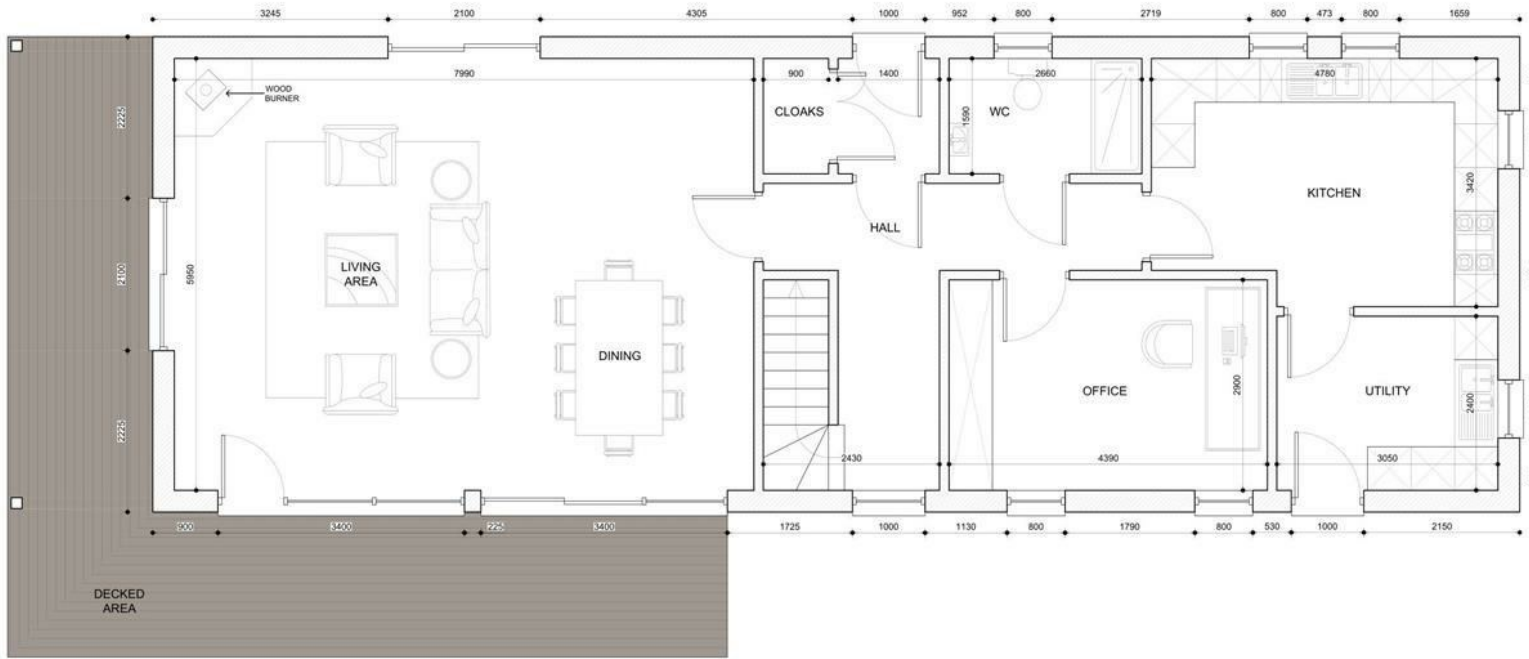




FIRST FLOOR PLAN - 1 : 5 0



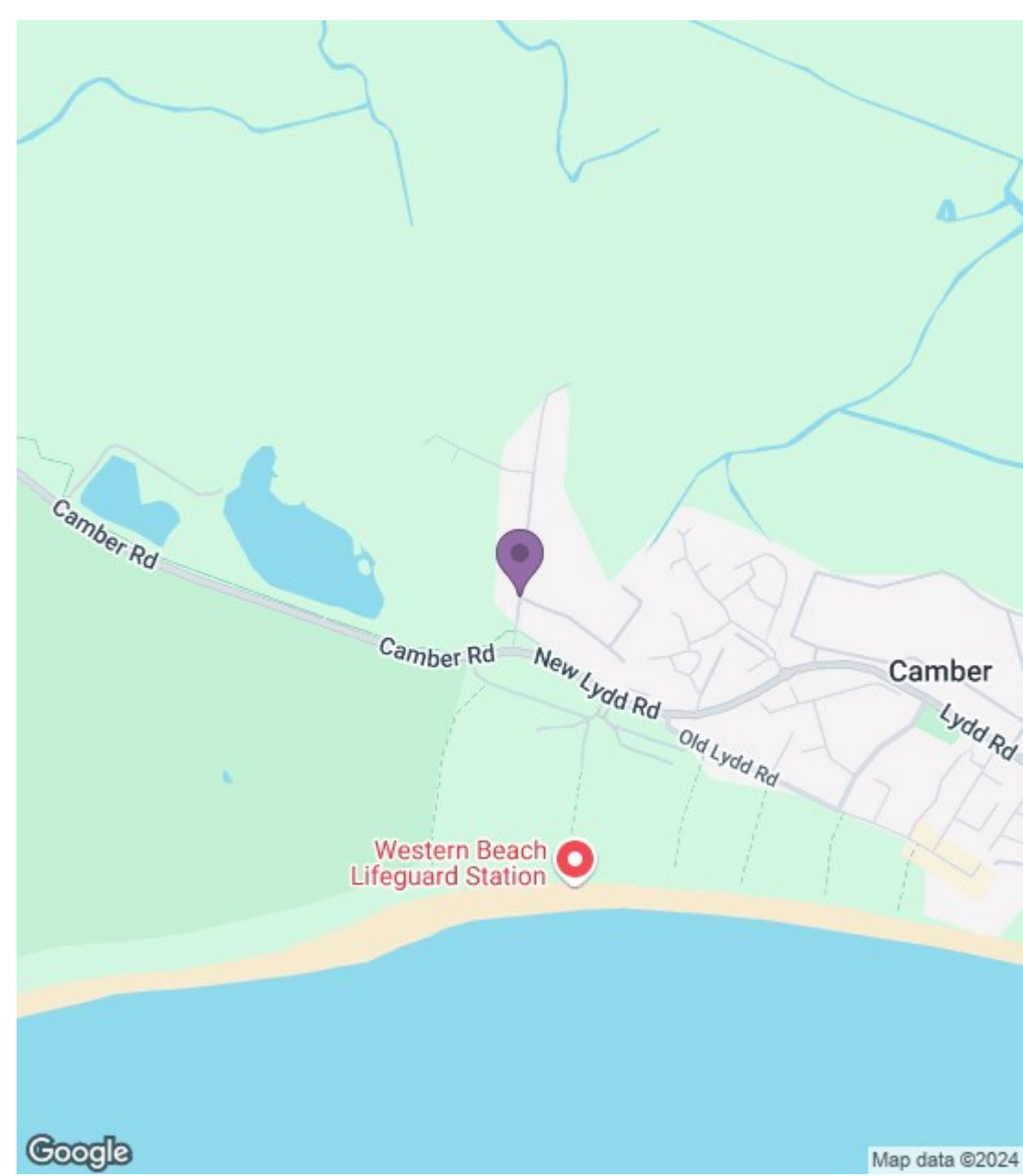
FIRST FLOOR PLAN - 1 : 5 0



GROUND FLOOR PLAN - 1 : 5 0







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		88	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**RUSH  
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