



THE BEACH HOUSE, 4 OLD WORLD COTTAGES,  
NEW LYDD ROAD, CAMBER, RYE, EAST SUSSEX, TN31 7RB

ANDERSON  
 HACKING

# 4 OLD WORLD COTTAGES, CAMBER, TN31 7RQ

GUIDE PRICE £545,000

A welcoming home or ideal holiday place near the sea, this well presented 3 double bedroom detached house with ample off street parking and private garden is set within walking distance of Camber Sands Beach.

- Enclosed Entrance Porch
- Entrance Hallway
- Open Plan Living / Dining Room
- Kitchen
- Downstairs Shower Room
- Cloakroom /WC
- Three Double Bedrooms
- First Floor WC
- Large Parking Space
- Paved Seating Area looking over Garden
- Potential Rental Opportunity
- Easy Access to Beach

**Description:** The Beach House, 4 Old World Cottages is a detached house of brick and timber frame construction, with a mix of UPVC double glazed and timber casement windows beneath a pitched tiled roof. The property is accessed off New Lydd Road with a gravel driveway providing off street parking for a number vehicles. A central front enclosed porch provides access into the property, with secondary front door opening into a small entrance hallway. Accessed from the hallway is the main living room with brick fireplace with wood burner and double aspect windows including bi-fold doors leading out to the garden. The kitchen is also accessed from the hall with cream units with laminate worktops, stainless steel sink, space for an electric cooker, space for a fridge and space and plumbing for a washing machine. The kitchen benefits from double aspect windows and a stable door that opens out to the garden. Next to the kitchen is a shower room with walk-in shower and wall hung washbasin with vanity unit below. A separate ground floor cloakroom/WC is also accessed from the hallway. Stairs lead from the entrance hall up to a first-floor landing off which are three double bedrooms all with south front facing windows looking towards the sand dunes. A first floor WC is situated at the end of the landing with close coupled WC and wall hung washbasin.

Externally the property enjoys the benefits of generous off-street parking at the front of the property while at the rear is a paved seating area looking out over a lawn garden. There are two timber frame garden sheds the first at the side of the paved seating area that can be used as a bar and the second shed situated at the rear of the garden.





**Situation:** 4 Old World Cottages is situated within easy access of the famous Camber Sands Beach and the heart of Camber village which has a number of cafes, two general stores, and two public houses/restaurants. Approximately 3.5 miles away is the ancient Cinque Ports town of Rye, with its cobbled streets and period buildings that offer shops, recreational and cultural facilities. The historic Old Town of Hastings is 16 miles away with its seafront and promenade, whilst inland are the market towns of Tenterden and the market town of Ashford with its choice of supermarkets, cinemas, and McArthur Glen designer retail outlet park. Leisure activities in the Rye area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on Camber Sands Beach and walking in the surrounding countryside.

**Schools:** There are a number of highly regarded schools in the area including Vinehall Marlborough House, St Ronan's, Claremont, Buckswood, and Cranbrook. Rye offers a number of nursery, primary and secondary schools.

**Travel and Transport:** Rye train station offers direct links to the high speed service from Ashford to London St. Pancras (Rye to London 1hr 8 mins) and link to Eurostar trains. Rye service also runs to Hastings and through to Brighton. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover.



**Services:** Mains Water, Mains Drainage, Mains Electricity, Oil Central Heating

**Broadband Speed:** Up to 900 Mbps (source U Switch)

**Mobile Coverage:** 4G coverage with Vodafone, 02, EE, Virgin,

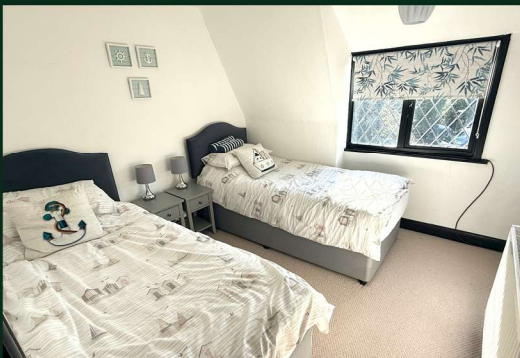
**Council Tax:** Currently Band D

**Local Authority:** Rother District Council Tel: 01424 787000

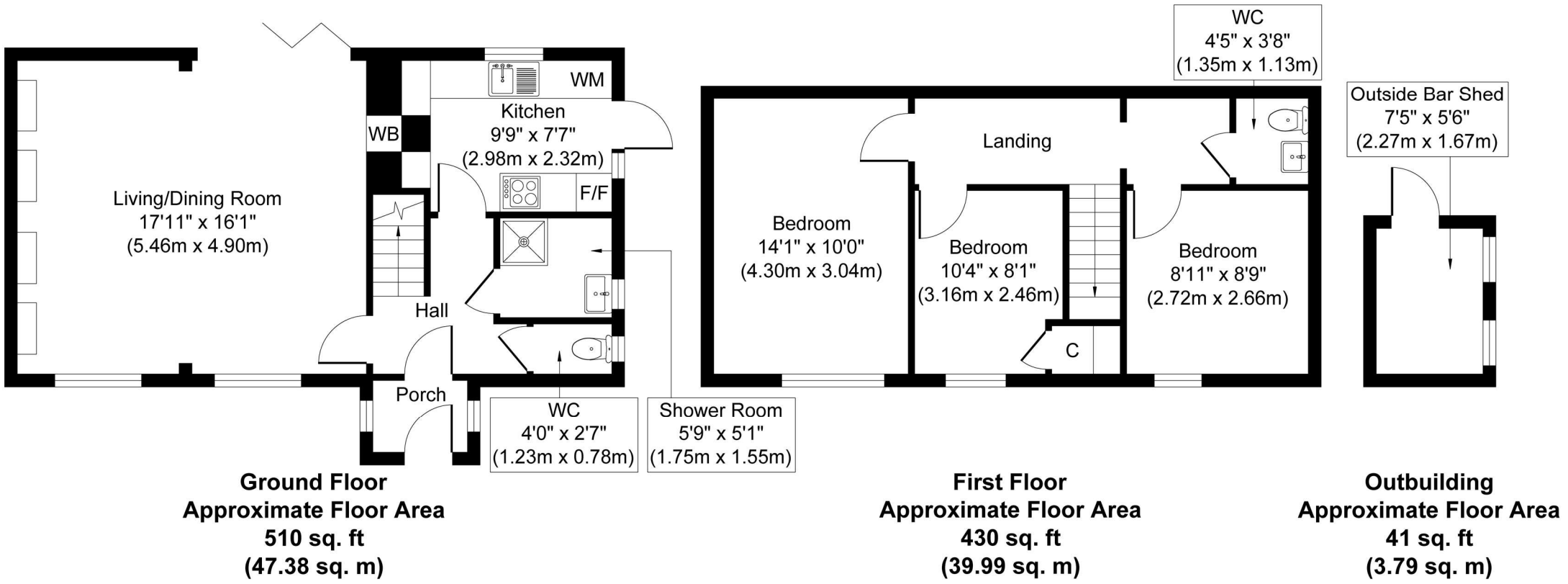
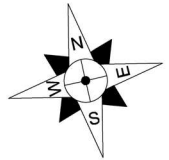
**Tenure:** Freehold

**EPC:** Band E

**Viewing:** Strictly by appointment with agents – **Anderson Hacking Ltd** on 01797 224852.



**Directions:** From Rye proceed out on the A259 sign posted Dover. Proceed for 1 mile then turn right onto Camber Road. Continue for 3 miles until entering Camber, and approximately 200 metres after the 30mph sign the property will be found on the left hand side.



**Agents Notes:**

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: April 2026 Photographs Dated: April 2026

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