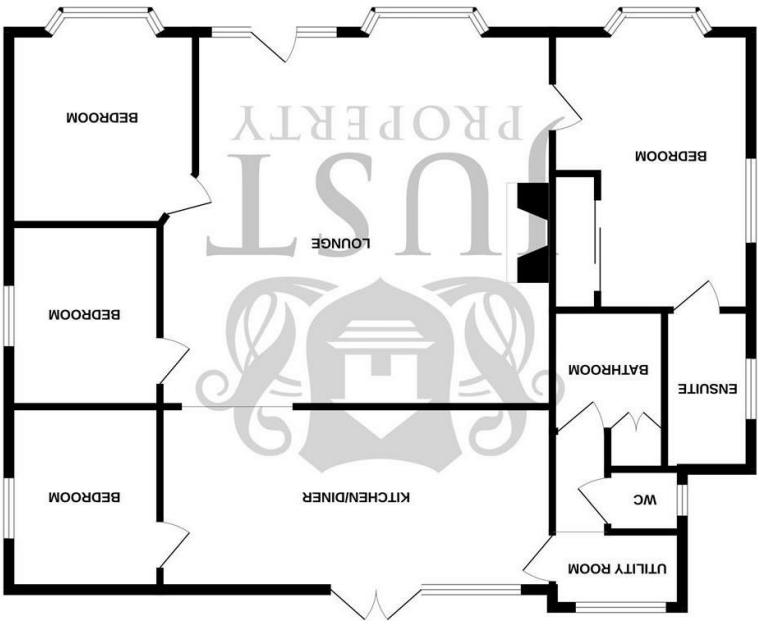




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
C	C	(69-80)
	D	(55-68)
E	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)



GROUND FLOOR

FLOORPLANS

91 Lydd Road, Camber, TN31 7RS



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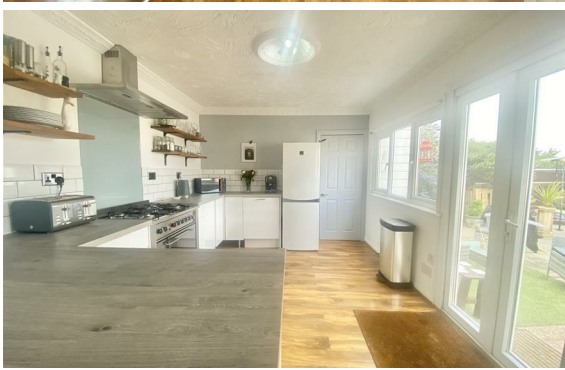


4 Bedrooms 1 Receptions 2 Bathrooms 1345.49 sq ft

91 Lydd Road, Camber, TN31 7RS



£480,000





Freehold

£480,000



4 Bedrooms

1 Receptions

2 Bathrooms

1345.49 sq ft

PROPERTY DETAILS

A wonderful opportunity arises to secure this deceptive four bedroom, one reception room detached bay fronted bungalow, situated in the extremely sought after village of Camber. Located within walking distance of the beautiful and renowned Camber Sands as well as being close to local amenities, Rye Water Sports, Rye Golf Club and a mainline railway station which is approximately 10 minutes away in the historic town of Rye.

The property offers versatile accommodation and is considered ideal for home and income or an extended family with a detached Static Caravan to the rear with, two bedrooms, its own shower room, w.c and kitchenette. The bungalow which is in excellent condition throughout includes 4 bedrooms of which the main bedroom has a en-suite shower room, a 21'3" x 20'4" lounge, an open plan modern fitted kitchen/diner, a separate utility area, a contemporary family bathroom with a separate W.C.

Outside the is a large front garden mainly laid to lawn with an array of flowerbeds and shrubs, adjoining the rear garden there is an additional area which is mainly laid to concrete providing additional off road parking or the potential for additional Static Homes subject to the necessary consents.

Further benefits of this property include gas-fired central heating, double glazing and a wonderful seaside location. To fully appreciate this rare opportunity, a viewing is considered essential via the vendor's sole agent Just Property.

W3W: ///ratio.breezy.activates

ROOM DIMENSIONS

Front Garden	Family Bathroom
Front Door	Separate W.C
Open Plan Lounge 21'3" x 20'4" (6.48m x 6.20m)	Rear Patio
Kitchen/ Diner 21'4" x 9'11" (6.52 x 3.04)	Rear Garden with Additional Area to the Side
Utility Room	2 Bedroom Static Home
Bedroom with En-Suite Shower Room 17'0" x 10'0" (5.2 x 3.05)	
En-Suite Shower Room	
Bedroom 10'9" x 10'5" (3.3 x 3.2)	
Bedroom 10'2" x 9'6" (3.1 x 2.9)	
Bedroom 9'6" x 8'2" (2.9 x 2.5)	

FEATURES

- Detached Bungalow
- Four Bedrooms
- 36ft Static Caravan in Rear Garden
- Off Road Parking for Multiple Vehicles
- Walking Distance to Camber Beach
- En-Suite Shower Room
- Large Gardens
- Ideal for Home and Income
- Modern Fitted Kitchen
- Viewing Essential



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 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 are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.