

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located opposite Camber Sands, a beautiful and vast stretch of sandy beach where a variety of activities can be enjoyed including kite surfing, kite buggying, surfing, land yachting, horse riding, fishing as well as numerous other activities both on the beach and nearby including wildlife havens at Dungeness and Rye Harbour Nature Reserve. Watersports are taught at Rye Watersports Lake (0.75 mile). Nearby road links provide access to the M20 (Junction 10) Ashford which provides further links by both road and rail to London with a high-speed link from Ashford International to London St. Pancras in 37 minutes. Camber village offers a range of facilities for day to day needs as well as pubs and restaurants. The nearby Ancient Town and Cinque Port of Rye affords a wider range of amenities. Rye Citadel is famed for its historical associations cobbled streets and architecture with St Mary's Church and the popular, Mermaid Inn. Other activities and facilities in the area include Rye Golf Club (situated in Camber).

Hallway

The entrance hall features wooden flooring, stairs to the first floor and access to the living room, snug, study and cloakroom.

Living Room

This spacious room has large windows offering views of the front garden. It features wooden flooring, built-in bookshelving and wood burning stove.

Dining Room

Enjoys views over the rear garden and has French doors which open directly onto the terrace.

Kitchen

Fitted with a good range of units and integrated appliances, French doors at the rear open onto the garden.

Study

An ideal space for working from home with an outlook over the front garden.

Snug

Window to the side, opening through to the dining room.

Utility room

Comprising built in units with sink, further built in cupboards.

Cloakroom

Comprising a w.c and wash hand basin, window to the side.

First floor landing

Doors off to all bedrooms and family bathroom.

Bedroom 1

Views to the front of the property, built in cupboard.

En suite shower

Comprising a walk-in shower, w.c, and vanity unit with wash hand basin. Window to front.

Bedroom 2

Window overlooking the front garden views.

Bedroom 3

A well-proportioned double bedroom with fitted wardrobes and a window looking out to the garden.

Family bathroom

Comprising a freestanding bath with mixer tap and large shower head over, double wash hand basins, w.c, decorative tiling, window to side.

Outside

The front of the property has a gravelled driveway with two electric car charging points. Mature shrubbery screening the property from the road.

Rear garden

The main enclosed rear garden extends to approximately 96' in length mainly laid to lawn bordered by mature shrubs and ornamental grasses. There is also a paved terrace and garden store.

Further information

Local Authority: Rother District Council.

Council Tax Band E

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available.

Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

£875,000 Freehold

Barwons New Lydd Road, Camber, Rye, East Sussex, TN31 7RB



A well presented 3 bedroom spacious home located within walking distance of the beach.

- Located within close proximity of Camber Sands beach • 3 bedroom detached • Living Room • Separate dining room • Main bedroom has an en suite shower • Off road parking • 2 electric car charging points • Good sized rear garden • Oil heating



Directions: Entering Camber from Rye, passing Rye Golf Club, you will then see a turning on your left to Farm Lane, immediately past this, on the left, is a layby set back from the road, at the end of this layby you will see Barwons set back from the road.

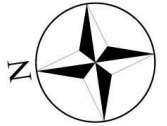
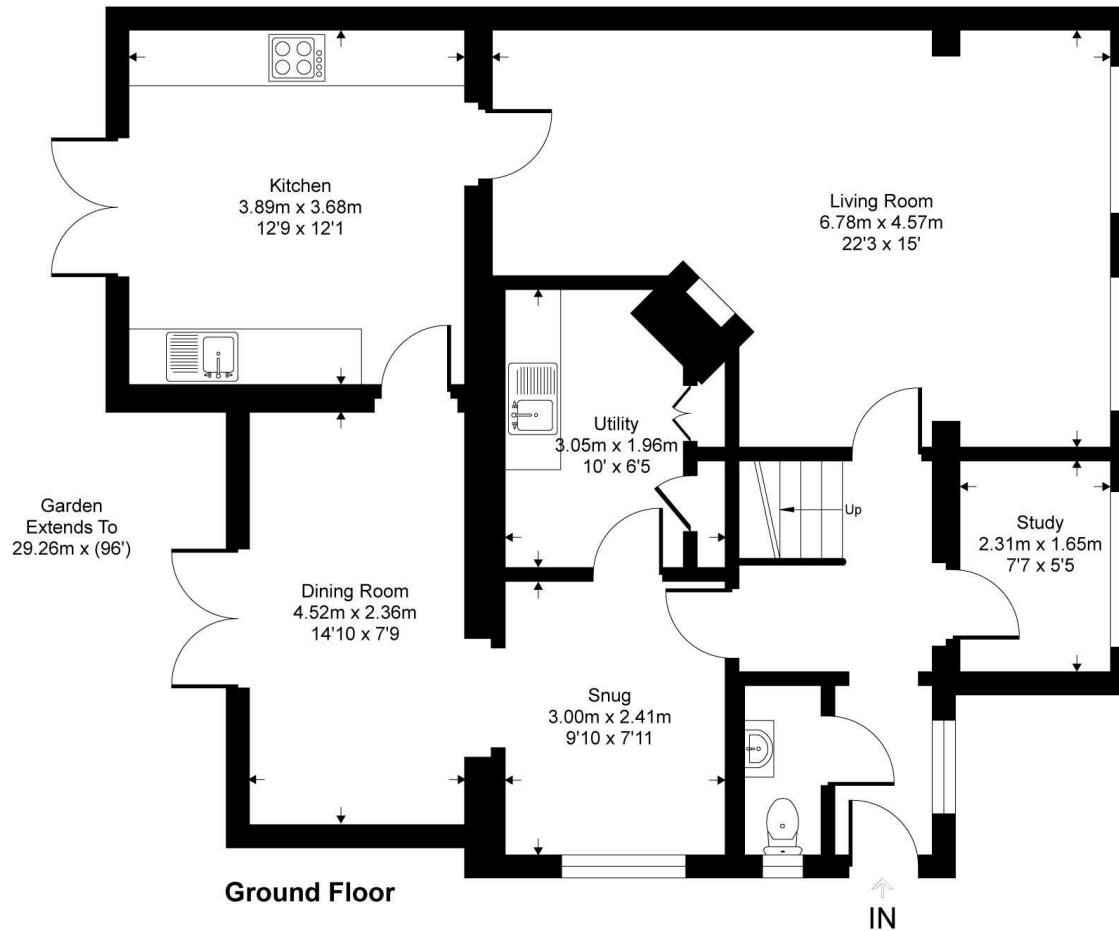
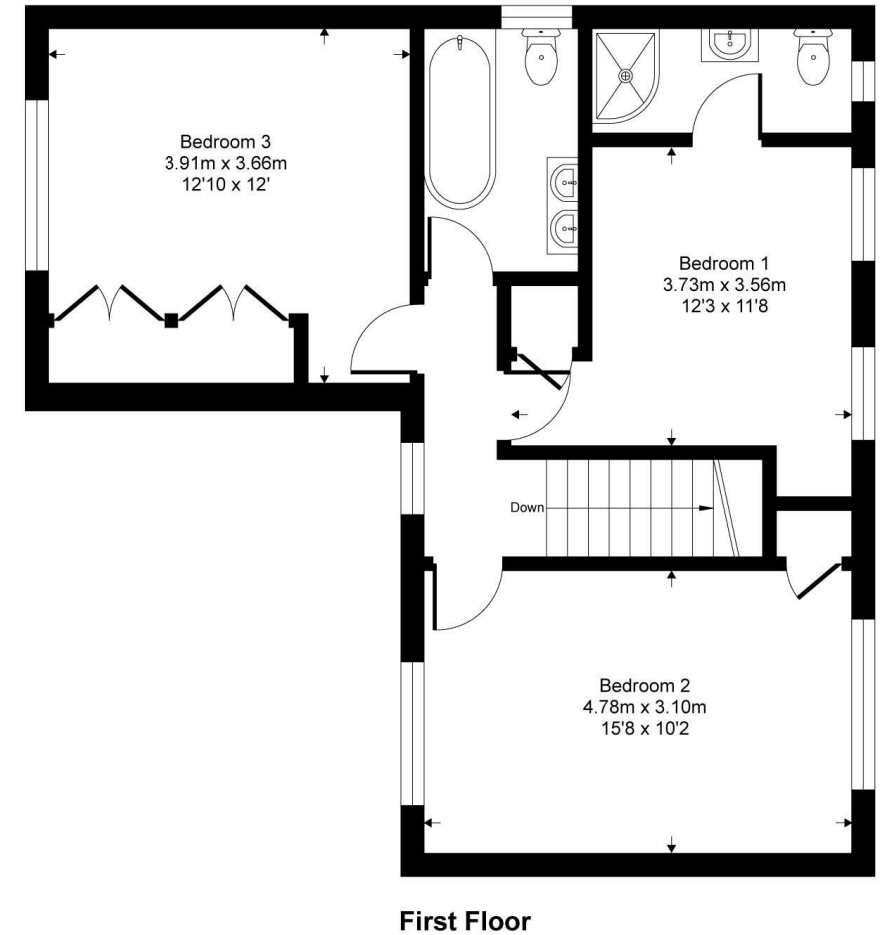
EPC: D

Local Authority: Rother District Council

Council Tax Band: E

Lydd Road

Approximate Gross Internal Area = 144.3 sq m / 1554 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk