

PHILLIPS & STUBBS



coastal +
COUNTRY



The property nestles behind the rolling sand dunes, just yards from Camber Sands, the beautiful 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 (1 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 to London St. Pancras in 37 minutes and from there to Paris, Brussels and Amsterdam via Eurostar. 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).

A modern three storey house forming part of an ultra-modern ecofriendly development that combines quality and contemporary design with environmental sustainability. The construction is of traditional block work spun walls clad with cedar wood shingles and a specialist render system with a colourful curved turret to the front elevation all beneath a Bauder environmentally bio diverse roof. The property was designed by the award winning architects, Knox Bhavan, to be energy efficient with low carbon emissions, low heat loss and controlled solar gain. Internally, the living accommodation is spacious and light with clean lines giving a contemporary feel. The principal living areas have engineered oak flooring. There is a timber decked balcony on each floor with galvanized steel balustrades together with a paved terrace that leads on to the communal garden.

The property is approached via a flush panelled front door opening into an entrance lobby with stairs off to the first floor. On the ground floor, there is a versatile living space or garage currently used as a games room with a utility area with plumbing for a washing machine. To the rear is a family room with an en-suite shower and a door to the rear terrace and communal dune scape area.

The split level first floor accommodation has a main living/dining area which is light and airy with full height glazed double doors with shutters opening onto a decked terrace with steps leading down to the communal garden. The adjoining kitchen is well fitted and equipped with storage cupboards and drawers with white lacquered door fronts, solid beech woodblock work surfaces with inset stainless steel sink, stainless steel oven,

induction hob, integrated dishwasher, fridge and eye level microwave.

To the front of the property is a double bedroom with glazed door to small drum balcony and adjacent. An adjoining family bathroom has contemporary white china fittings comprising a panelled bath with shower attachment and screen, w.c and wash basin.

On the second floor, the master bedroom has glazed double doors opening onto a balcony and a tiled en-suite shower room with a tiled double cubicle and power shower, wash basin, and w.c.

Outside

There is a central landscaped area, which is contoured and planted to imitate the adjoining dunes, from where paths lead to Old Lydd Road and the beach. Parking: There is space to park one vehicle to the front of the integral garage. The photograph showing the beach are taken from the sand dunes and not from the property.

Other information

Local Authority: Rother District Council. Council Tax Band D. 100% Council Tax premium applies to second homes

Mains electricity, water and drainage. Heating: Geo thermal space heating

Predicted mobile phone coverage: EE, Vodafone and O2

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Service Charge: Currently about £77 per month

Heating Charge: Currently about £58 per month

Guide Price £390,000 Freehold

19 Royal William Square, Camber, Near Rye, East Sussex, TN31 7RX



A modern, architect designed three storey eco-friendly house affording versatile living accommodation and forming part of an innovative ultra-modern development nestling close to the spectacular beach.

- Walking distance to the beach
- Garage / games room
- Open plan living, dining, kitchen
- Main bedroom with en suite and balcony
- Guest bedroom with small balcony
- Geo thermal space heating
- Spacious accommodation
- Chain free



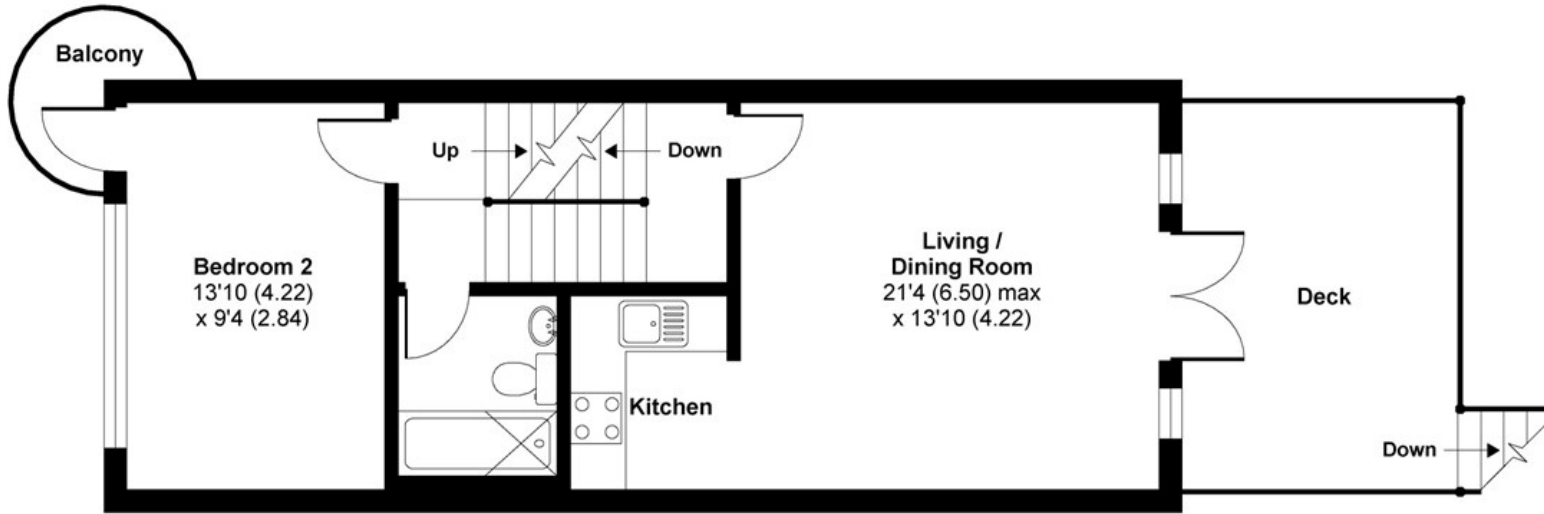
Directions: From Rye, take the A259 New Road towards Camber for just under a mile, turn right onto Camber Road for approx. 2.5 miles, then turn right into Old Lydd Road, for a short distance then turn left into Lydd Road where Royal William Square will be seen on your left after about 400 metres.

EPC: C

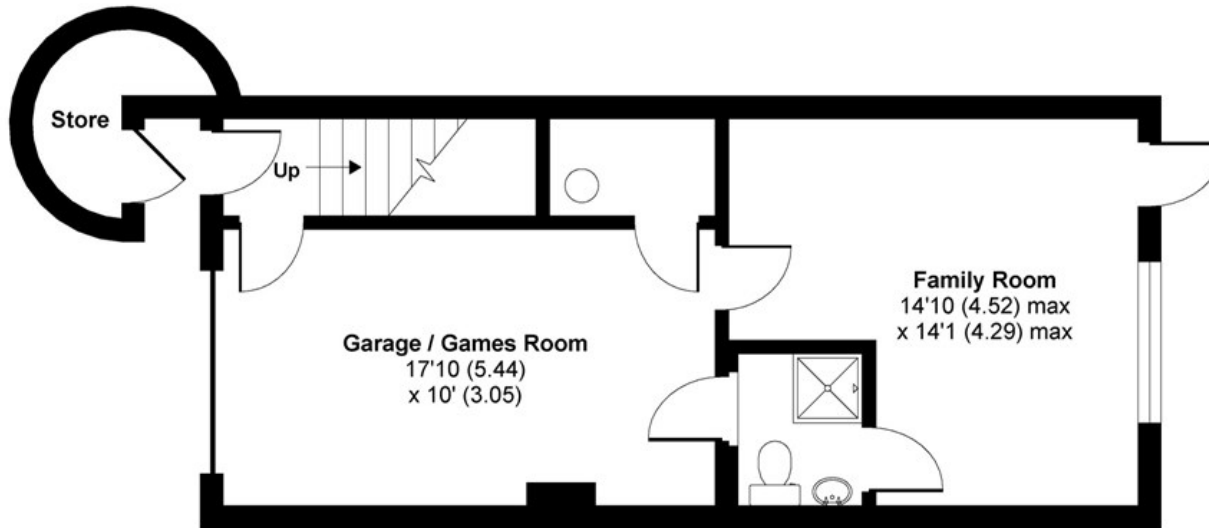
Local Authority: Rother District Council

Council Tax Band: D

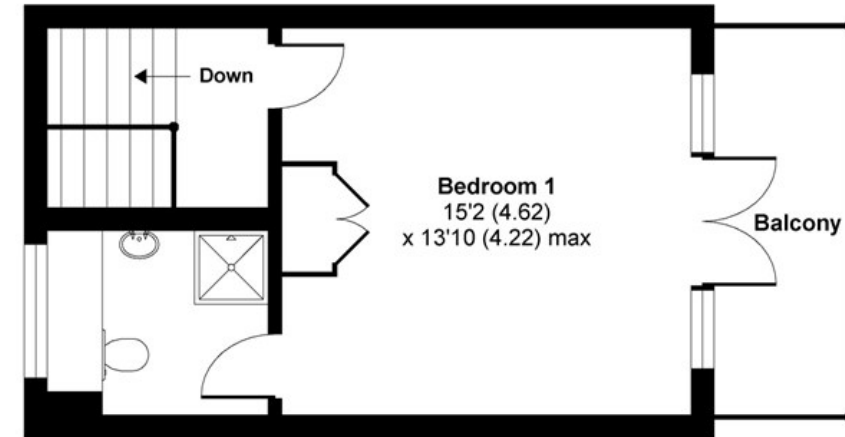
APPROX. GROSS INTERNAL FLOOR AREA 1313 SQ FT 122 SQ METRES (EXCLUDES STORE)



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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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.



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