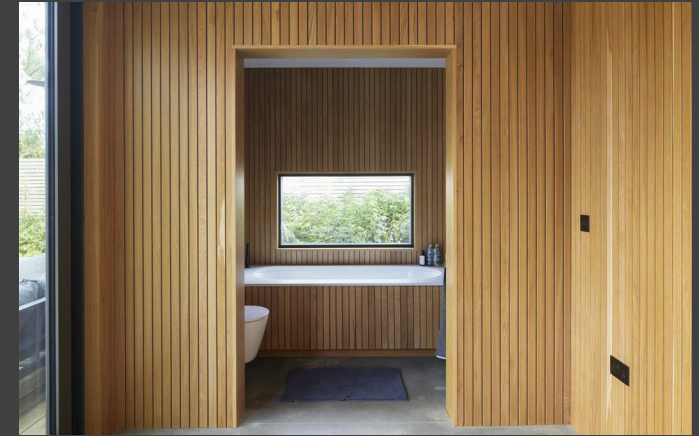


PHILLIPS & STUBBS



coastal +
COUNTRY



Located within the coastal village literally opposite the sand dunes and Camber Sands beach where a variety of activities can be enjoyed including kite surfing, kite buggying, 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. Water sports are taught at Rye Water Sports Lake (1 mile). Camber village offers a range of facilities for day to day needs as well as pubs and restaurants such as the Gallivant. The nearby Ancient Town and Cinque Port of Rye affords a wider range of amenities together with a railway station offering a service along the south coast from Eastbourne into Ashford, which has a high speed link to London St. Pancras in 38 minutes. 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) as well as Lydd Airport providing light aircraft links to Le Touquet.

A detached contemporary beach house which has been finished to a high standard with bespoke fittings and benefitting from a very energy efficient rating.

The main points include,

- * Newly built (June 2024) with 10 year Build Zone building warranty.
- * Designed by local award winning architects RX Architects.
- * EPC A rating.
- * High quality Danish and German aluminium windows and doors, some double

but mostly triple glazing throughout.

- * Completely bespoke oak joinery throughout.
- * Air conditioning (and independent heating) in bedrooms 1 and 2.
- * Fully integrated internet enabled high end AV system with ceiling speakers.
- * Outdoor shower.
- * Detached outbuilding/home office to same high spec as house inc. concrete floor with underfloor heating, internet wiring.
- * Tubmarine stainless steel hot tub (4-6 persons).
- * Miele appliances throughout.
- * Underfloor heating throughout.
- * Wood burning stove in main living space.
- * Modern heat pump and battery solar installed, full remote app control for both. Results in very low running costs.
- * Low maintenance landscaping and garden.
- * High spec natural cork flooring upstairs. Individual heating control zones in the bedrooms.
- * For offer fully furnished

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: Superfast Fibre available. Source Ofcom
River and Sea Flood risk summary: Low risk. Source GOV.UK

Guide Price £995,000 Freehold

2 Febe, Old Lydd Road, Camber, Rye, East Sussex, TN31 7RH



A newly built detached three bedroom contemporary coastal beach house with detached garden studio overlooking the sand dunes with nearby access onto the vast stretch of Camber Sands beach.

- Entrance Hall with utility space
- Cloaks/ Shower room
- Main open plan living / dining / kitchen with wood burner
- Bedroom 1 with en suite shower and balcony
- 2 further bedrooms
- Family bathroom
- EPC rating A
- Detached garden studio
- Off road parking
- Rear garden approx. 53 foot deep



Directions: Entering Camber from Rye on the main Lydd Road go past The Gallivant restaurant, on your left, and turn immediately right into Old Lydd Road. Continue all the way down where the property will be found on the left hand side.

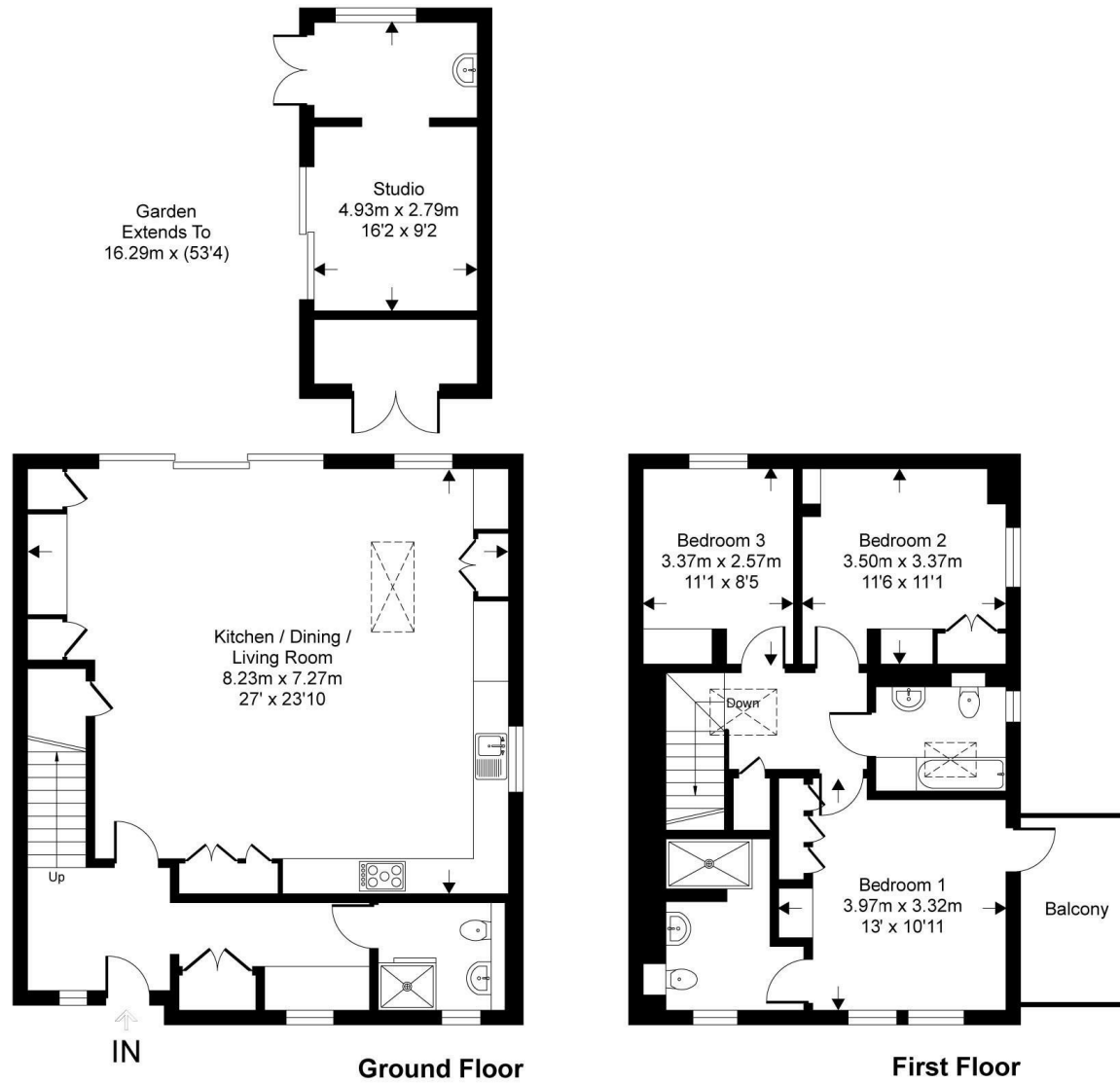
EPC: A

Local Authority: Rother district council.

Council Tax Band: E

Febe

Approximate Gross Internal Area = 132.9 sq m / 1431 sq ft
Approximate Outbuilding Internal Area = 17.7 sq m / 185 sq ft
Approximate Total Internal Area = 150.6 sq m / 1616 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.

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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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