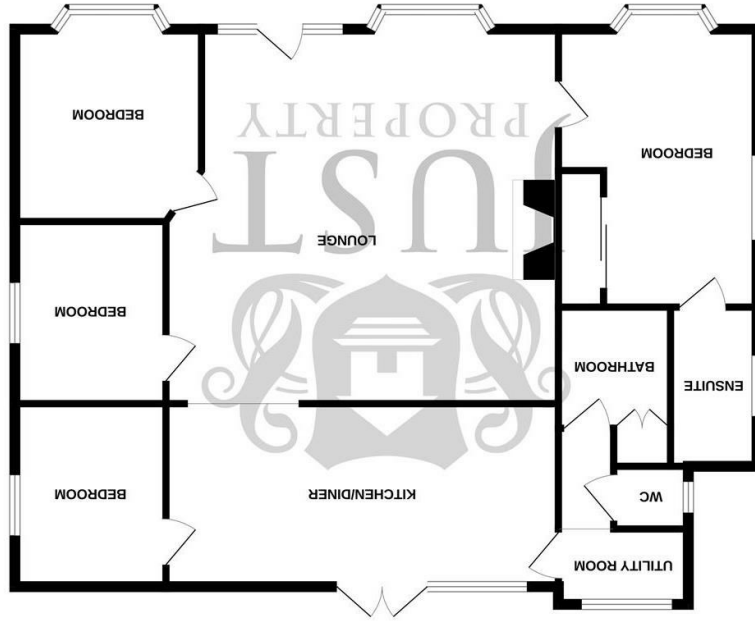


These plans have been prepared to assist the purchaser in understanding the layout of the property. They are not intended to be used as a contract. The purchaser should verify the accuracy of the information provided in these plans and should not rely on them as a substitute for a professional survey. The purchaser should also verify the accuracy of the information provided in these plans and should not rely on them as a substitute for a professional survey.

| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92 plus) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 50 |
| Potential | 66 |



GROUND FLOOR



www.justproperty.net

91 Lydd Road, Camber, TN31 7RS

FLOORPLANS



4 Bedrooms | 1 Receptions | 2 Bathrooms | 1345.49 sq ft

Freehold

£499,950

91 Lydd Road, Camber, TN31 7RS





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 there 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

Front Door

Open Plan Lounge
21'3" x 20'4" (6.48m x 6.20m)

Kitchen/ Diner
21'4" x 9'11" (6.52 x 3.04)

Utility Room

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)

Family Bathroom

Separate W.C

Rear Patio

Rear Garden with Additional Area to the Side

2 Bedroom Static Home

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

