PHILLIPS & STUBBS



coastal + COUNTRY







ROOMS
Entrance lobby, Main open plan living/dining/kitchen, Inner hallway, Bedroom 1 with en suite shower room, 2 further bedrooms, Family bathroom, Oil heating, Double glazing, EPC rating D, Ample off road parking, Attached garage with adjoining store, Landscaped rear garden including a small pond

LOCATION
Set well back from the main road and situated near the village recreational field which has access over the sand dunes on to the popular and beautiful Camber Sands beach being 200 yards 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). Nearby road links provide access to the M20 (Junction 10) Ashford which provides further links by both road and rail to London. High speed link from Ashford to London St. Pancras in 38 minutes. 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. 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.

DESCRIPTION
Forming a detached bungalow presenting elevations of part brick and part weatherboard set with double glazed windows beneath a predominantly pitched tiled roof.

ACCOMMODATION
The accommodation comprising front door into an entrance lobby with inner door to the main open plan living/dining/kitchen having a central wood burning stove, double doors opening out onto the rear garden, additional window from the kitchen and also one to the front. Kitchen is fitted with a range of units incorporating a Butler's sink, Range style cooker with gas hob. Open doorway to a utility room with built in units, space and plumbing for a washing machine and dishwasher. Door to garden. Inner hall with doors to all bedrooms and family bathroom. Bedroom 1 window to front. En suite shower room comprising shower cubicle, w.c and wash hand basin, window to side. Bedroom 2 window to rear. Bedroom 3 window to front.

Family bathroom comprising panelled bath with shower over and glass side screen, w.c, wash hand basin, window to rear.

OUTSIDE
The property is approached off the main road up an unmade track which also serves three neighbouring properties. The gated driveway offers ample parking and access to the garage which has a wooden up and over door and being of an irregular shape provides additional storage, window and door to the rear. Adjoining storeroom. The rear garden has a large area of decking with lawn and ornamental pond beyond.

SERVICES
Local Authority: Rother District Council. Council Tax Band C
Mains electricity and water. LPG heating. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

£1,850 Per Month

111 Lydd Road, Camber, Rye, East Sussex, TN31 7RS







A detached three bedroom bungalow located in an isolated coastal position within easy walking distance of the Camber Sands beach, together with a large garden, double garage and ample parking. EPC: D Council Tax: Band C. Available from early January as a long term rental.

• Three Bedroom Detached Bungalow • Two Bathrooms • Spacious Rception Room • Open Plan Kitchen • Large Garage And Off Road Parking • Located Opposite Camber Sands Beach • Offered Part Furnished • Pets Considered • EPC: D • Council Tax: Band C

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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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