



21 Royal William Square,
Camber, Rye, East Sussex TN31 7RX

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Guide Price £385,000

A spacious multi level seaside home set within a popular development close to Camber beach offering outside space to each floor, private garage, parking, light spacious rooms and communal gardens.

Perfectly situated just moments from the beautiful dunes of Camber Sands, this ideally positioned home offers a chance to embrace life by the sea, whether you are looking for a holiday retreat or a permanent seaside dwelling.

Part of an exclusive private development designed by Knox Bhavan Architects, this corner property offers the ultimate in coastal living blending contemporary architecture with a calm, modern interior that extends outside with multi-level balconies creating a seamless transition between the internal space and coastal environment.

SITUATION : Royal William Square nestles just behind the famous dunes and spectacular beach of Camber Sands in the coastal town of Camber, which offers a range of every day facilities including cafes, gastro pubs and the renowned Gallivant boutique hotel and restaurant.

For outdoor enthusiasts there is much to get excited about. Not only is the beach at Camber Sands literally on the doorstep, but the wild and wonderful Romney Marshes and Dungeness and Rye Harbour nature reserves are all close by. In addition, the Rye Watersports centre offering kitesurfing, windsurfing and sailing, and the renowned Links course at Rye Golf Club, are both literally just down the road.

The Cinque Port town of Rye, renowned for its cobbled streets and medieval fortifications is only a 4 mile drive away. Although steeped in history, it also caters for everyday life and has a comprehensive range of shopping, health and leisure facilities. Rye has become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex. Rye has local train services to Eastbourne / Brighton and to Ashford, where the high-speed connection to London St. Pancras can have you in the capital in 37 minutes.

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WarnerGray



This distinctive modern home has been designed with its unique setting in mind. All the main living spaces have large expanses of glass which give a different perspective to each elevation and help to create a sense of peace and connectivity to the landscape beyond.

The contemporary, minimalist feel inside helps to give further emphasis to the outside, which is most definitely the main appeal of this beautiful house. But that is not to take away anything from the interior. Set over three floors, the flexible accommodation would suit the needs of a variety of different buyers.

The front door opens into a small entrance lobby which provides access to the garage at the front and flexible living space/bedroom three to the rear with en-suite bathroom and door to the rear terrace area and communal gardens. The entrance also provides a staircase to the first floor.

The split-level first floor is arranged to feel both open and intimate. A generous sitting room forms the heart of this level with a log burner for cosy evenings and kitchen tucked neatly to one end. At the opposite side, patio doors draw in an abundance of natural light and open onto a substantial decked balcony which then extends around the side of the property which faces the dunes and captures the sun through the day.

Continuing along this level, stairs lead you towards the front where you will find the main bathroom and bedroom two which has a small balcony to the side.

The top floor offers the main bedroom to the rear with en-suite shower room to one end and patio doors to the other end opening out to a balcony over looking the communal grounds.

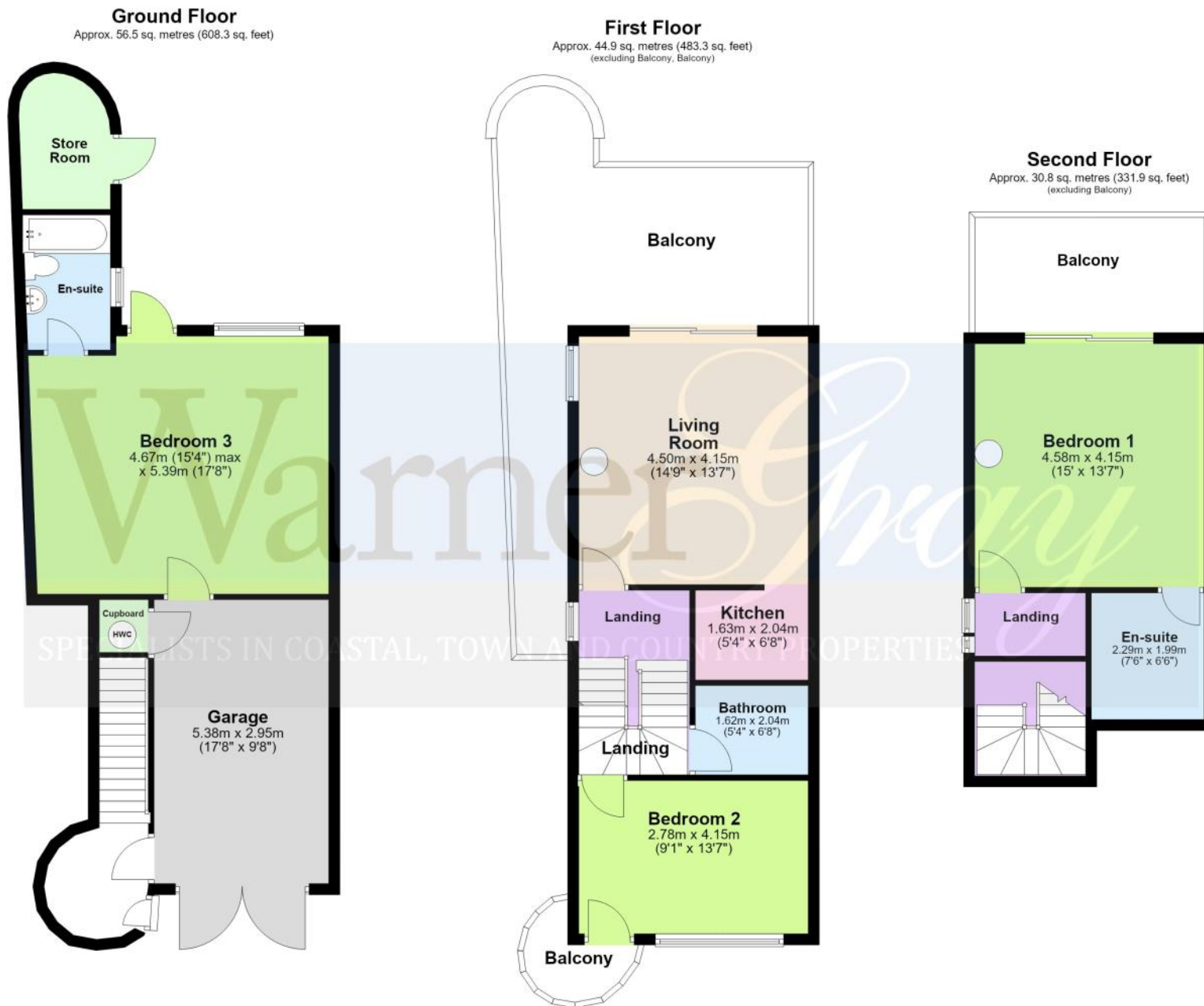
Outside

To the front of the property there is allocated parking and access to the garage and to the rear is an external storage room. In addition to the ground level outside terrace and extended balcony space that this property has on three levels, there is also a landscaped shared garden space that forms the heart of the development.

Services / Sustainable Features

Mains: water, electricity & drainage. Sedum planted roof / double glazed doors and windows / communal ground source heat pump for underfloor heating to each house on site / solar thermal panel providing hot water. EPC Rating: tba. Local Authority: Rother District Council.





Total area: approx. 132.2 sq. metres (1423.5 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



