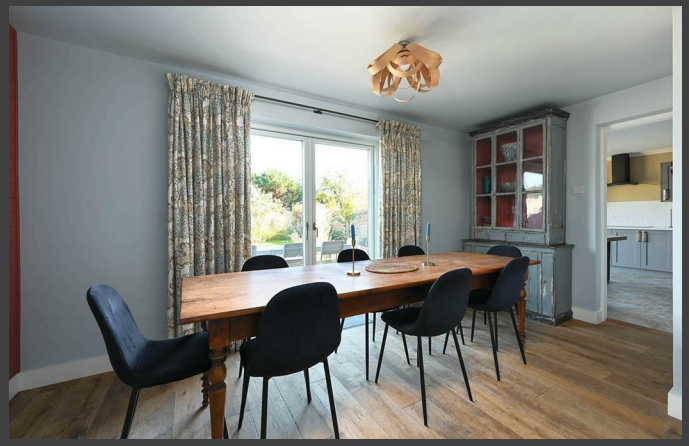
PHILLIPS & STUBBS



coastal + COUNTRY







The property is located opposite Camber Sands, a beautiful and vast stretch of 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 (0.75 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 International to London St. Pancras in 37 minutes. 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).

Hallway
The entrance hall features wooden flooring, stairs to the first floor and access to the living room, snug, study and cloakroom.

Living Room
This spacious room has large windows offering views of the front garden. It features wooden flooring, built-in bookshelving and wood burning stove.

Dining Room
Enjoys views over the rear garden and has French doors which open directly onto the terrace.

Kitchen
Fitted with a good range of units and integrated appliances, French doors at the rear open onto the garden.

Study
An ideal space for working from home with an outlook over the front garden.

Snug
Window to the side, opening through to the dining room.

Utility room
Comprising built in units with sink, further built in cupboards.

Cloakroom
Comprising a w,c and wash hand basin, window to the side.

First floor landing
Doors off to all bedrooms and family bathroom.

Bedroom 1
Views to the front of the property, built in cupboard.

En suite shower
Comprising a walk-in shower, w.c, and vanity unit with wash hand basin. Window to front.

Bedroom 2
Window overlooking the front garden views.

Bedroom 3
A well-proportioned double bedroom with fitted wardrobes and a window looking out to the garden.

Family bathroom
Comprising a freestanding bath with mixer tap and large shower head over, double wash hand basins, w.c, decorartive tiling, window to side.

Outside
The front of the property has a gravelled driveway with two electric car charging points. Mature shrubbery screening the property from the road.

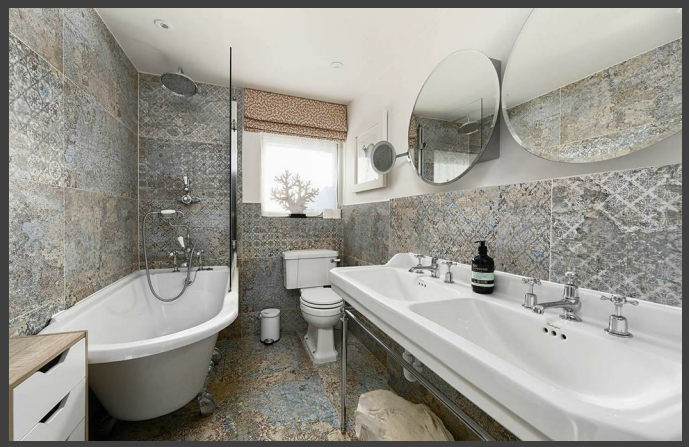
Rear garden
The main enclosed rear garden extends to approximately 96' in length mainly laid to lawn bordered by mature shrubs and ornamental grasses. There is also a paved terrace and garden store.

Further information
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: Ultrafast 1800Mbps available.
Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

£875,000 Freehold

Barwons New Lydd Road, Camber, Rye, East Sussex, TN31 7RB







A well presented and spacious 3 bedroom detached house located within walking distance of the beach with good size garden.

• Located within close proximity of Camber Sands beach • 3 bedroom detached • Living Room • Separate dining room • Main bedroom has an en suite shower • Off road parking • 2 electric car charging points • Good sized rear garden • Oil heating

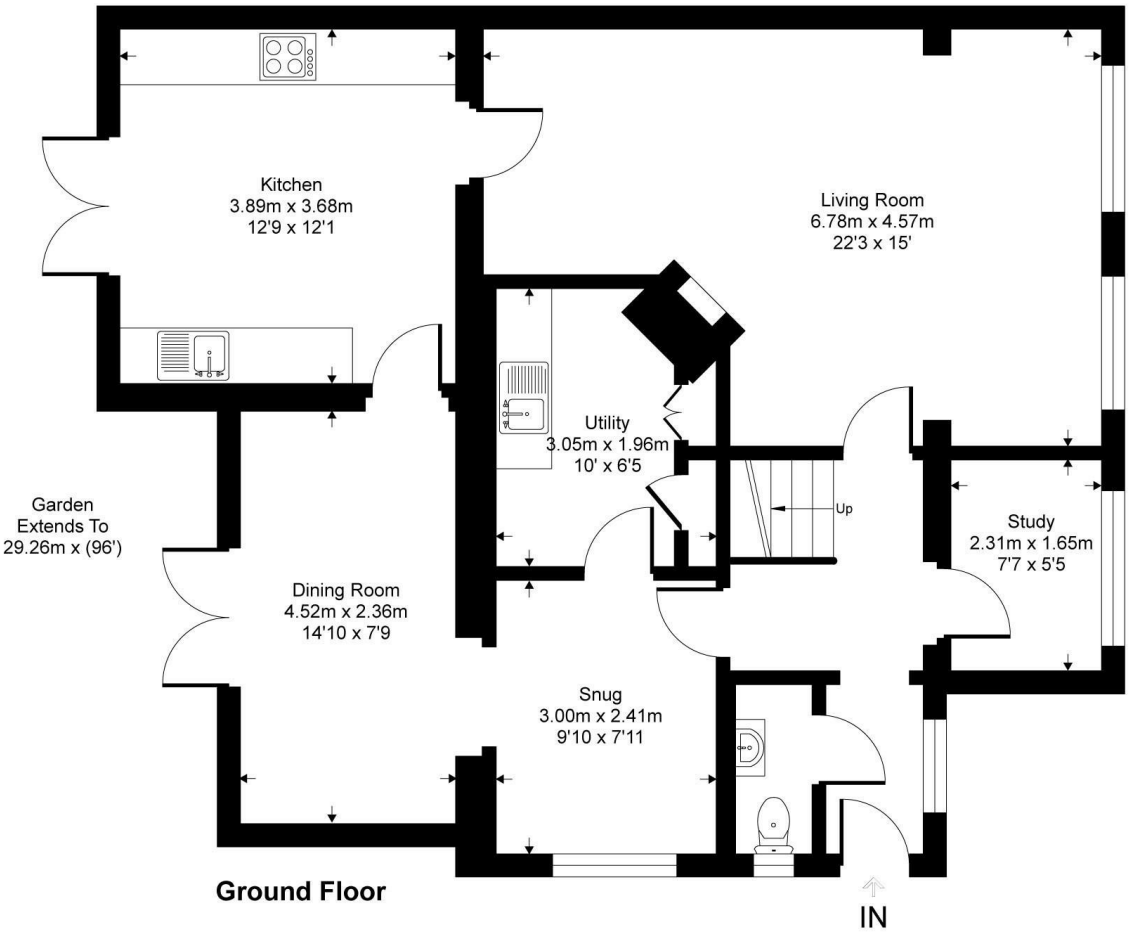


Directions: Entering Camber from Rye, passing Rye Golf Club, you will then see a turning on your left to Farm Lane, immediately past this, on the left, is a layby set back from the road, at the end of this layby you will see Barwons set back from the road.

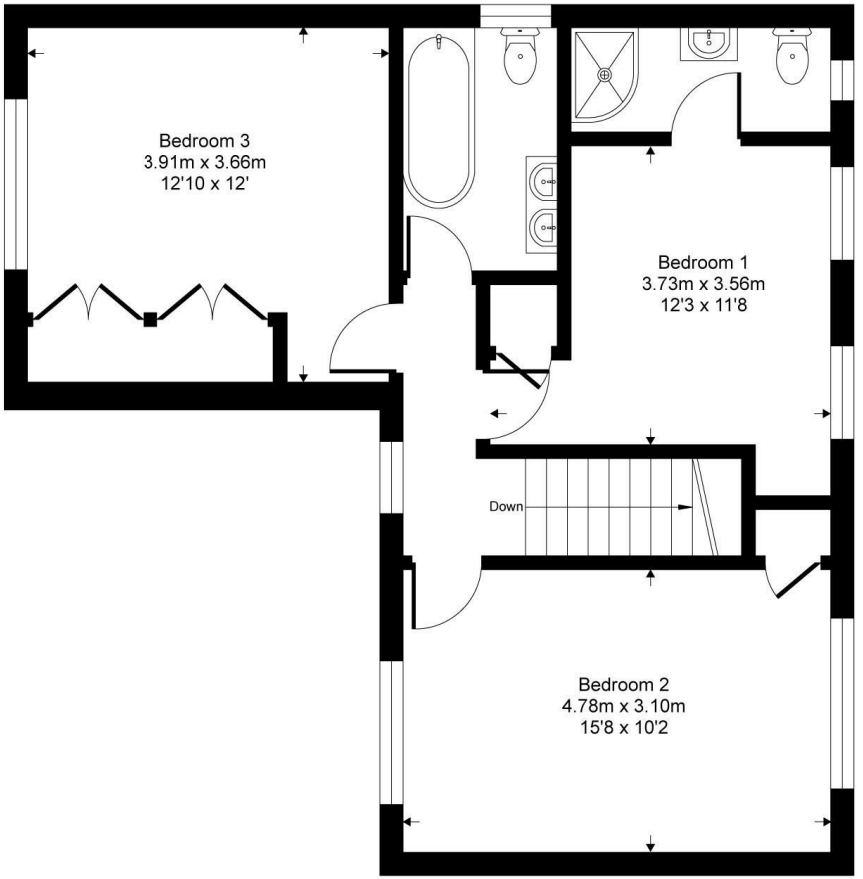
EPC: D
Local Authority: Rother District Council
Council Tax Band: E

Lydd Road

Approximate Gross Internal Area = 144.3 sq m / 1554 sq ft



Ground Floor



First Floor

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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