

PHILLIPS & STUBBS



coastal +
COUNTRY



Occupying a slightly elevated position on Camber Sands, one of the best known beaches on the South coast, where a variety of activities can be enjoyed including kite and wind 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. The property enjoys far reaching views across Camber Sands and Rye Bay. 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 to London St. Pancras in 37 minutes. Camber village offers a range of facilities for day to day needs, together with The Gallivant hotel. Nearby, is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye Jazz Festival are held annually. From the town there are local train services to Eastbourne and to Ashford. 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.

Forming a detached beach house of both colour washed rendered and weatherboard elevations beneath a pitched slate roof. Currently used as a second home and holiday let, further details upon request.

Front door into the entrance hall with built in cupboard. **Main open plan living/dining room** has a wood burning stove, tiled floor, doors to the sun room and opening to the kitchen. **Sunroom** with three sets of double doors out to the rear terrace with sea views. **Kitchen** is fitted with a range of base

and wall mounted cupboards with space for electric cooker, additional appliance spaces and plumbing for a dishwasher. **Bunk room 4** has a window to the front. **Cloaks/shower room** comprising shower cubicle, w.c and wash hand basin.

First floor landing with doors off to all bedrooms and family bathroom.

Bedroom 1 has built in cupboards and double doors out to a large balcony which enjoys widespread views over the beach and sea views across Rye Bay. The **two further bedrooms** also have double doors out to the balcony and sea views. Family bathroom comprising panelled bath, wash hand basin and w.c.

Outside: To the front there is off road parking and a detached double garage which is currently used as a games room. The remainder of the front garden has a coastal theme with decking and sand area. Opposite the lane there is a detached building which is divided into three sections, No.3 owns the middle section with the grey doors which provides access to the two storage areas. Below this area and accessed off Lydd Road is a single garage with wooden double doors. There is potential with this building as the adjoining section (owned by a neighbouring property) has been converted into annexe accommodation.

The rear garden has block paving and a raised decked area leading directly onto the beach, the boundary extends beyond the garden to Mean High Water.

Local Authority – Rother District Council
Council Tax Band – TBA

Price guide: £1,700,000 freehold

The Suttons Beach House, 3 The Suttons, Camber, East Sussex TN31 7SA



A detached four bedroom beach house with open plan living accommodation, opening directly onto Camber sands and enjoying widespread sea views across Rye Bay.

- Entrance hall • Open plan living/dining room • Sun room • Kitchen • Bunk bedroom 4 • Cloaks/shower room
- First floor landing • 3 bedrooms all opening onto a large sea facing balcony • Family bathroom • Oil heating • Double glazing
- Double garage/games room • Additional 3 storey building currently garage and store • Off road parking • Front garden
- Rear terrace and BBQ area • EPC rating E



Directions: Entering Camber from the Rye direction, continue along New Lydd Road where The Suttons is the last turning on the right hand side before leaving the village. The lane turns back on itself and is unmade. No. 3 can be found just down on the left.

The Suttons Beach House

Approximate Gross Internal Area = 152 sq m / 1637 sq ft
 Approximate Garage Internal Area = 21 sq m / 226 sq ft
 Approximate Outbuilding Internal Area = 21 sq m / 228 sq ft
 Approximate Annexe Internal Area = 38 sq m / 410 sq ft
 Approximate Total Internal Area = 232 sq m / 2501 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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