

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located opposite the sand dunes of Camber Sands where a variety of activities can be enjoyed including kite surfing, land yachting & horse riding. Water sports are taught at Rye Water Sports Lake (2.2 miles). Nearby road links provide access to the M20 (junction 10) Ashford. 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 together with a railway station offering a service from Brighton into Ashford with connections to London (high speed link to London St. Pancras in 38 minutes). 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 providing aircraft links to Le Touquet and potentially beyond.

Forming a semi detached contemporary house designed by local Rye architects RX Architects and finished to a high standard and includes underfloor heating throughout, large double glazed windows, Sedum roof and a combination of colour washed rendered and natural larch elevations.

**Award winning** - The house featured in **Good Homes** in November 2022 and **Build It** magazine October 2020. Won '**Best Self-Build Home or Renovation 2020**' category of the Build It Awards.

Side door into the **entrance hall** having two built in full height double cupboards, tiled floor throughout the ground floor. **Main open plan living space** with fitted kitchen including a Rangemaster cooker and hob, extractor fan, American style fridge/freezer, integrated dishwasher. Island unit with Belfast sink, built in book shelving. Two walk in pantries. Steps down to the living room having full height sliding doors out to the rear garden and open fireplace.

**Study** door to the front garden and views over the dunes. **Utility room** having space and plumbing for washing machine and drier, built in cupboards and sink unit. **Cloakroom** comprising w.c and wash hand basin.

**First floor landing** with double airing cupboard, stairs to the second floor, limed oak flooring throughout. **Living room** with full height and full width glazed sliding doors out onto a front balcony with views of the dunes, two skylights. **Bedroom 1** full height door out to a rear balcony overlooking the garden. Walk in dressing room with skylight, built in shelving and hanging rails. **En suite shower room** comprising large walk in shower, w.c, wash hand basin on stand, tiled flooring, window to side. **Cloakroom** comprising w.c, wash hand basin set in vanity unit, skylight.

**Second floor landing**, skylight over stairwell. **Bedroom 2** window to the rear. **En suite shower room** tiled flooring, walk in shower, w.c, wash hand basin, skylight. **Bedroom 3** window overlooking the dunes. **En suite shower room** tiled flooring, walk in shower, w.c, wash hand basin, skylight.

**Outside:** To the front the entrance is shared with a pair of electric gates leading onto the driveway with a private parking area for 2-3 cars. The front garden has been extensively landscaped and there is a side path and gate to the large rear garden being approximately 102' deep and is fence enclosed. Also landscaped with decking and a coastal theme including a pergola and barbeque area.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity and water. Heating: Air Source Heat Pump. Mains drainage.  
Predicted mobile phone coverage: EE, Vodafone and O2  
Broadband speed: Superfast 35Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £995,000 freehold

Marram, Old Lydd Road, Camber, East Sussex TN31 7RE



An award winning three bedroom semi detached contemporary coastal house overlooking the sand dunes with nearby access to the vast stretch of Camber Sands beach.

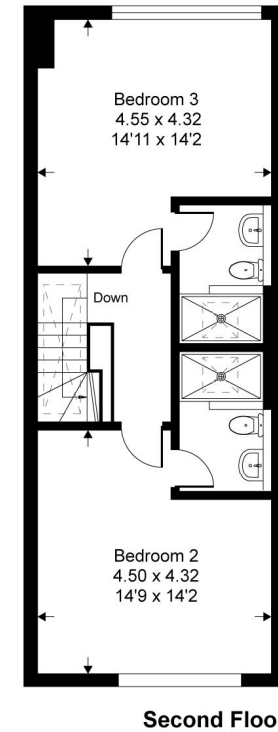
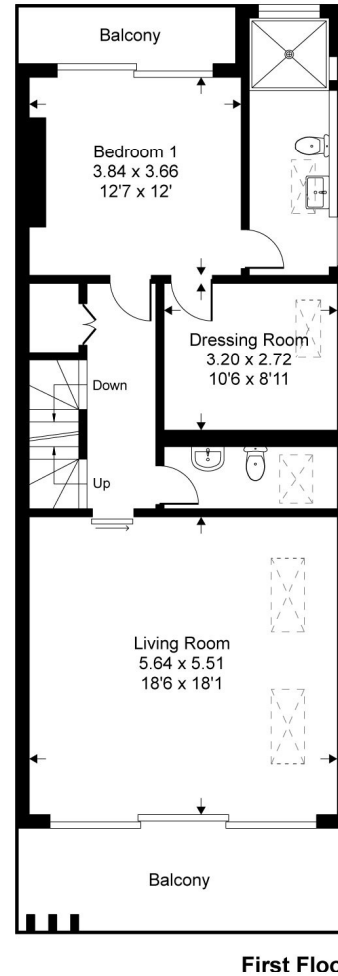
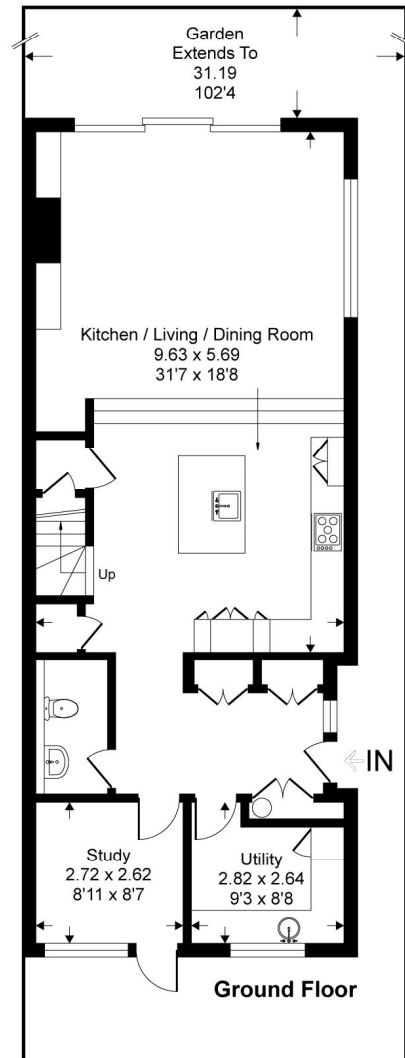
- Entrance hall • Main open plan kitchen with steps down to the living room • Study • Utility room • Cloakroom
- First floor landing • Living room opening out to a balcony • Bedroom 1 with ensuite shower room and dressing room • Cloakroom
- Second floor landing • Bedroom 2 with en suite shower room • Bedroom 3 with en suite shower room • Air source heat pump
- Double glazing • Underfloor heating • Gated off road parking • Landscaped front garden • 102' coastal themed rear garden • EPC rating C
- 10 year Build Zone Warranty (expires 11/01/28)



**Directions:** Leaving Rye in an easterly direction along the A259 towards Ashford. Take the first turning right signposted Camber. Go past the Rye Golf Club and lakes on your left and continue into the village where you will see the Gallivant restaurant on the left, turn immediately right into Old Lydd Road where the property will be found within a short distance on the left.

# Old Lydd Road

Approximate Gross Internal Area = 216 sq m / 2324 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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