

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located just back from the sandy beach 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 (2.5 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 property presenting colour washed rendered elevations set with double glazed windows beneath a pitched tiled roof. The property is currently a successful holiday let but could equally be a main home as a considerable amount of work has taken place in recent years.

Front door into the main **open plan living/dining/kitchen area** having a tiled floor throughout, vaulted ceiling with reclaimed boards to one wall, exposed ceiling ties, wood burning stove, bi-fold doors out to the rear garden. The well fitted kitchen includes an electric hob, double oven, microwave and coffee machine. There is also a Belfast sink and space for an American style fridge freezer. Door through to a **utility room** having a built in base and wall mounted cupboards with work surface incorporating a sink with space and plumbing for a washing machine under. Door to the garden.

From the main living area there is a spiral staircase rising to an **attic room** (restricted head room) which has a Velux window and door through to a loft space.

**Inner hallway** with doors off to all bedrooms and family bathroom. All bedrooms have oak flooring and doors.

**Bedroom 1** with a window to the rear, built in wardrobe. **En suite shower room** with pebble effect flooring, wash hand basin, shower and w.c.

**Bedroom 2** is double aspect.

**Bedroom 3** has a built in wardrobe.

**Family bathroom** fully tiled with a roll top bath, walk in shower, w.c and wash hand basin with cupboard under.

**Outside:** The unmade driveway off Lydd Road is shared with two neighbouring properties, there is space to the side of the property to park two cars. The enclosed rear garden has areas of paved terrace, wooden decking and lawn with a fire pit and timber garden shed.

Local Authority: Rother District Council. Business Rates  
Mains electricity and water. Mains drainage. Air Source Heat Pump  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Superfast 57Mbps available. Source Ofcom  
Flood risk summary: High risk. Source GOV.UK



Price guide: £535,000 freehold

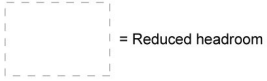
Little Dorrie, 102 Lydd Road, Camber, East Sussex TN31 7RS



A semi detached three bedroom coastal property set back off the main road and with nearby access to the vast stretch of Camber Sands beach.

- Main open plan living/dining/kitchen area
- Utility room
- Inner hallway
- Bedroom 1 with en suite shower room
- 2 further bedrooms
- Family bathroom
- Spiral staircase to attic room
- Double glazing
- Air source heat pump
- Enclosed garden to rear
- Parking spaces to the side
- EPC rating D



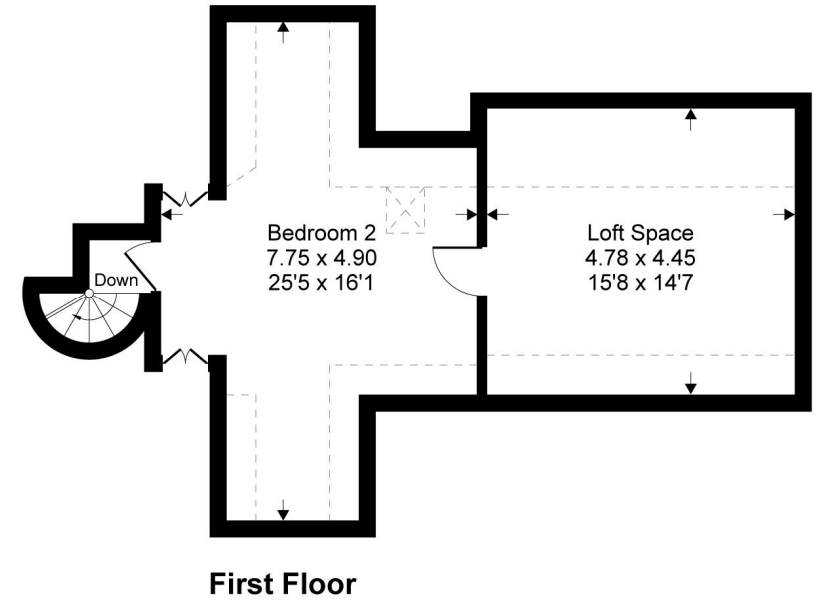
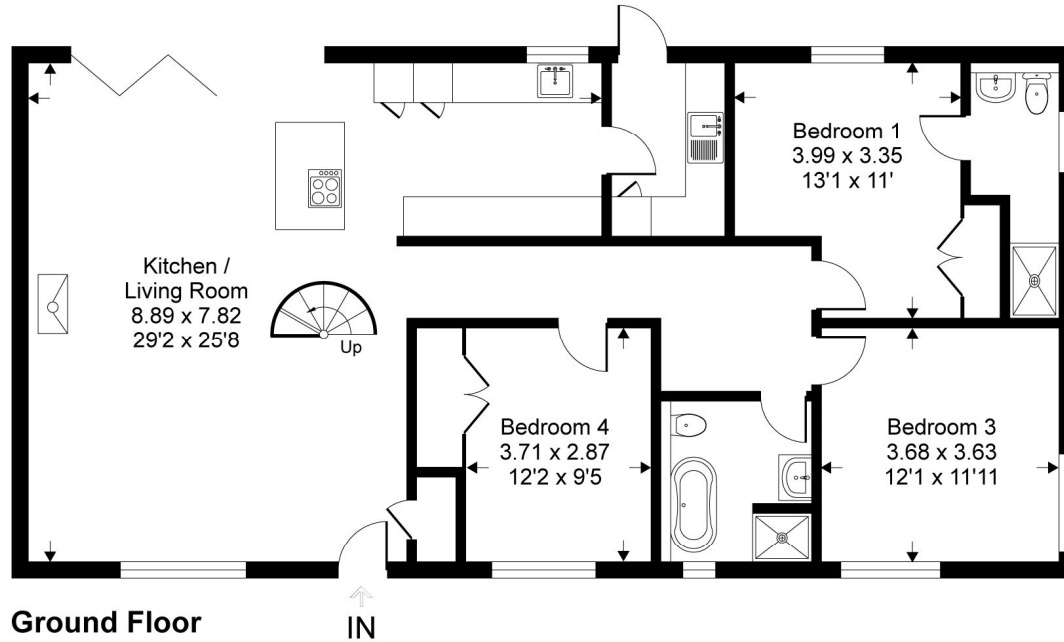


# 102 Lydd Road, Camber

Approximate Gross Internal Area = 173 sq m / 1862 sq ft  
(excludes restricted head height)



Garden  
Extends To  
7.49  
24'7



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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