

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located on an island site within the popular residential Whitesand development in the coastal village just a few hundred yards from 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 (1 mile). Nearby road links provide access to the M20 (junction 10) Ashford which provides further links by both road and rail to London (high speed link from Ashford 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 together with a railway station offering a service from Eastbourne into Ashford, with high speed connections for London and the Continent. 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.

Comprising a modern detached house, originally the show home with high specification, designed for low maintenance living making an ideal second home and currently run as a successful holiday let, income details available by request. Also for further information on the potential long term letting income as well as outgoings please contact the Rye office 01797 227338. The property now benefits from recent improvements to be compliant with new holiday letting regulations.

Front door into the **entrance porch** with inner door into the **sitting room** with stairs to the first floor with cupboard under. Additional built in double cupboard. **Living room** with open fire, bi-folding doors out to the garden.

**Kitchen/breakfast room** fitted with a good range of base and wall mounted units with wooden work surfaces incorporating a 4 ring electric hob with oven under and extractor fan over. Integrated appliances include a dishwasher, fridge and freezer. Tiled floor and bi-folding doors out to the garden. **Utility room** has a worksurface with sink and space under for a washing machine and tumble drier. Inner door through to the double garage. **Cloakroom** comprising wc and wash hand basin.

**First floor landing** with built in airing cupboard. **Bedroom 1** with a range of built in wardrobes. **En suite shower room** comprising a shower cubicle, wc and wash hand basin. **Bedroom 2** built in wardrobe, window to the front. **Bedroom 3** built in wardrobe, window to the rear. **Bedroom 4** window to the front. **Family bathroom** comprising panelled bath with shower over and glass side screen, wc and wash hand basin.

**Outside:** There is a double garage with twin up and over doors, light and power connected, currently used a games room. The fenced south west facing rear garden is designed for low maintenance with shingle and a raised wooden decked seating area.

Service charge – Grange Property Management on behalf of the Whitesands Estate £43.29 per calendar month (£519.48 annually).

Local Authority: Rother District Council.

Mains electricity and water. LPG heating. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Price guide: £495,000 freehold

1 Sandy Way, Camber, East Sussex TN31 7SW



A modern four bedroom detached coastal house situated a few hundred yards from the vast stretch of Camber Sands beach.

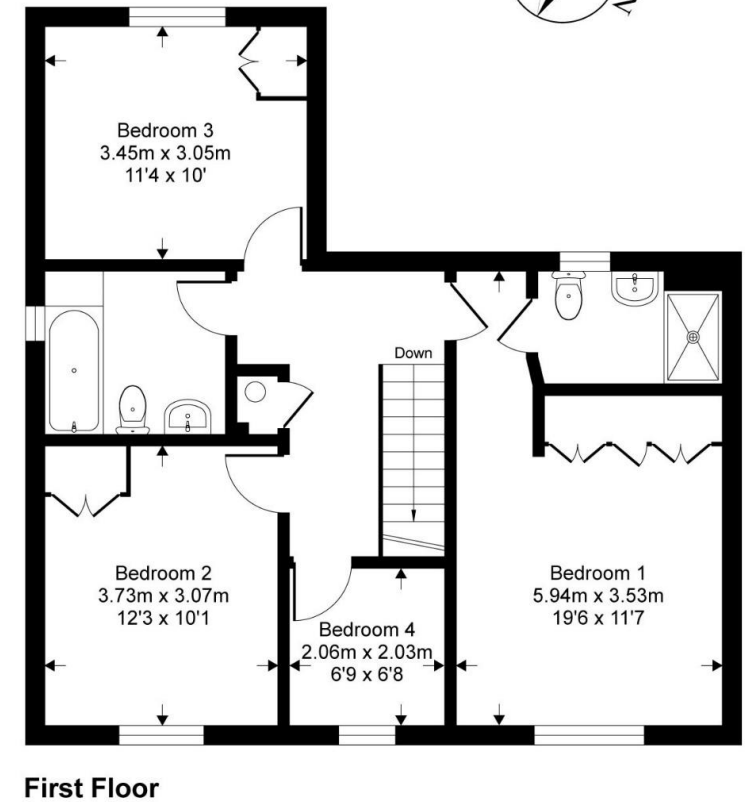
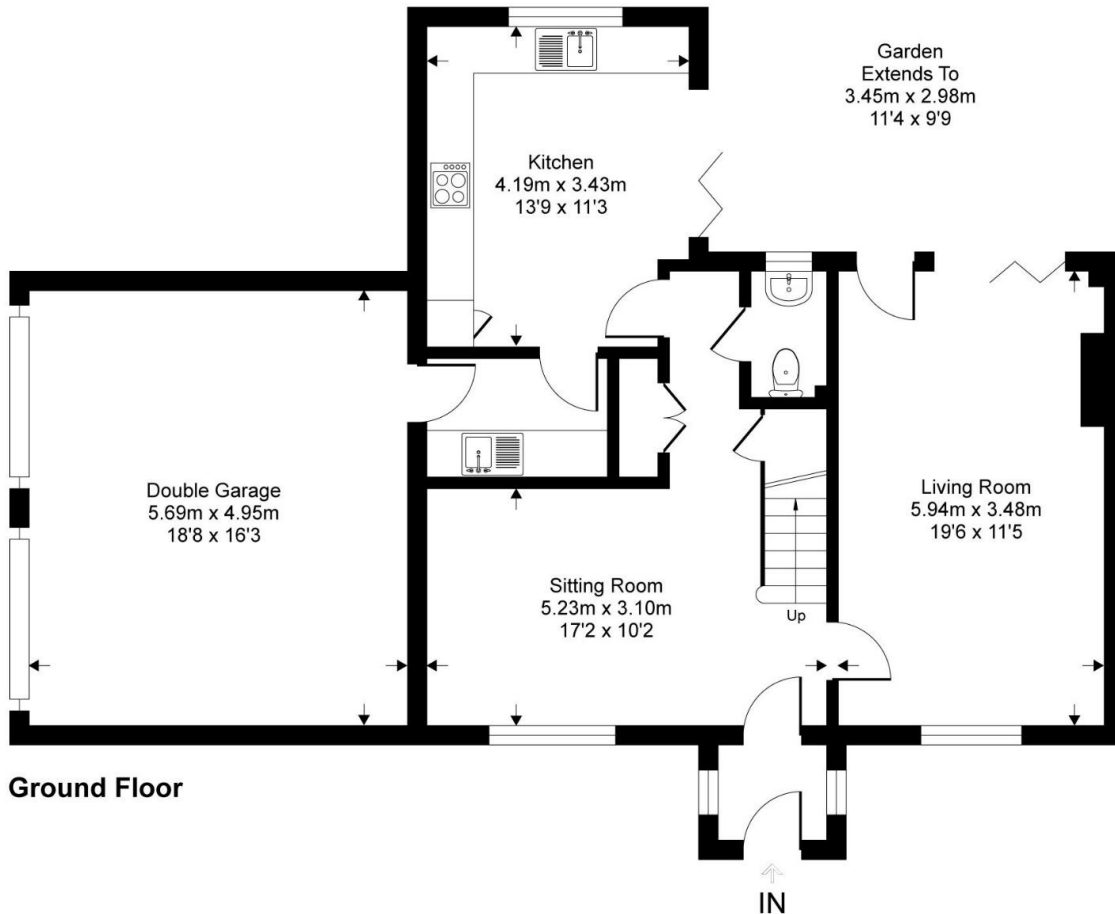
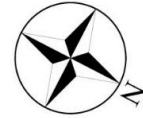
Entrance porch • Sitting room • Living room • Kitchen/breakfast room • Utility • Cloakroom  
First floor landing • Bedroom 1 with en suite shower room • 3 further bedrooms • Family bathroom  
Double glazing • LPG heating • EPC rating D • Double garage • South west facing garden and terrace to rear



**Directions:** Entering Camber from the direction of Rye, passing the Rye Golf Club on your right, continue until you reach the mini roundabout and turn left into Whitesand Drive and then left again into Badger Way and right into Sandy Way where No.1 will be seen after a short distance on the left hand side.

# Sandy Way

Approximate Gross Internal Area = 129 sq m / 1393 sq ft  
Approximate Garage Internal Area = 28 sq m / 303 sq ft  
Approximate Total Internal Area = 157 sq m / 1696 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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