

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated down a no through road serving just five properties with nearby access over the sand dunes on to the popular and beautiful vast stretch of Camber Sands beach where a variety of activities can be enjoyed including kite surfing, kite buggying, 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. Water sports are taught at Rye Water Sports Lake (1/2 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 38 minutes. Camber village offers a range of facilities for day to day needs as well as pubs and restaurants such as the Gallivant. The nearby Ancient Town and Cinque Port of Rye affords a wider range of amenities together with a railway station offering a service along the south coast from Brighton into Ashford, with connections for London. 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 light aircraft links to Le Touquet.

Moonrakers forms a detached chalet style property which has undergone extensive modernisation and remodelling in recent years and now provides both a family home or holiday let which it has been in the past.

Front door into the **entrance hall** with reclaimed wooden flooring from a gymnasium continued throughout the main downstairs rooms which also have underfloor heating. **Living room** with woodburning stove, stairs rising to the first floor with cupboard under.

Main open plan kitchen and dining area comprises, fitted units with stone worktop, space for an electric range style cooker. Extractor fan over, plumbing for a dishwasher and fridge/freezer. Built in larder cupboard. Bifold doors out onto the rear garden. **Utility room** having a built in worksurface and sink with plumbing for a washing machine and tumble drier. Built in cupboard, door to rear garden. **Cloaks/shower room** comprising w.c and shower cubicle. **Inner hallway** with doors off to bedrooms 1,2,4 and bathroom. Built in cupboard. **Bedroom 1** built in triple wardrobe, additional dressing room/nursery. **En-suite shower room** comprising large shower cubicle, w.c, wash hand basin, tiled floor. **Bedroom 2** window overlooking the rear garden. **Bedroom 4** window to side. **Family bathroom** fully tiles with travertine tiles comprising panelled bath with shower over, w.c, wash hand basin.

First floor attic bedroom 3 with partly sloping ceilings, gable end with double doors and Juliette balcony.

The **integral single garage** has been partitioned to create both a garage store and study/playroom but could easily revert to a full garage if required.

Outside: To the front there is a driveway and gravelled hard standing for 4/5 cars. A side gate provides access to the rear garden which is approximately 72' long by 55' wide having a large decked area with lawn beyond. There is a central bed and further raised beds and an additional decked seating area. Useful timber shed. The rear being hedge and fence enclosed.

Price guide: £765,000 freehold

Moonrakers, Links Way, Camber, East Sussex TN31 7RD



A detached four bedroom coastal property with large garden situated off a no through road within close proximity to the sand dunes and vast stretch of beach.

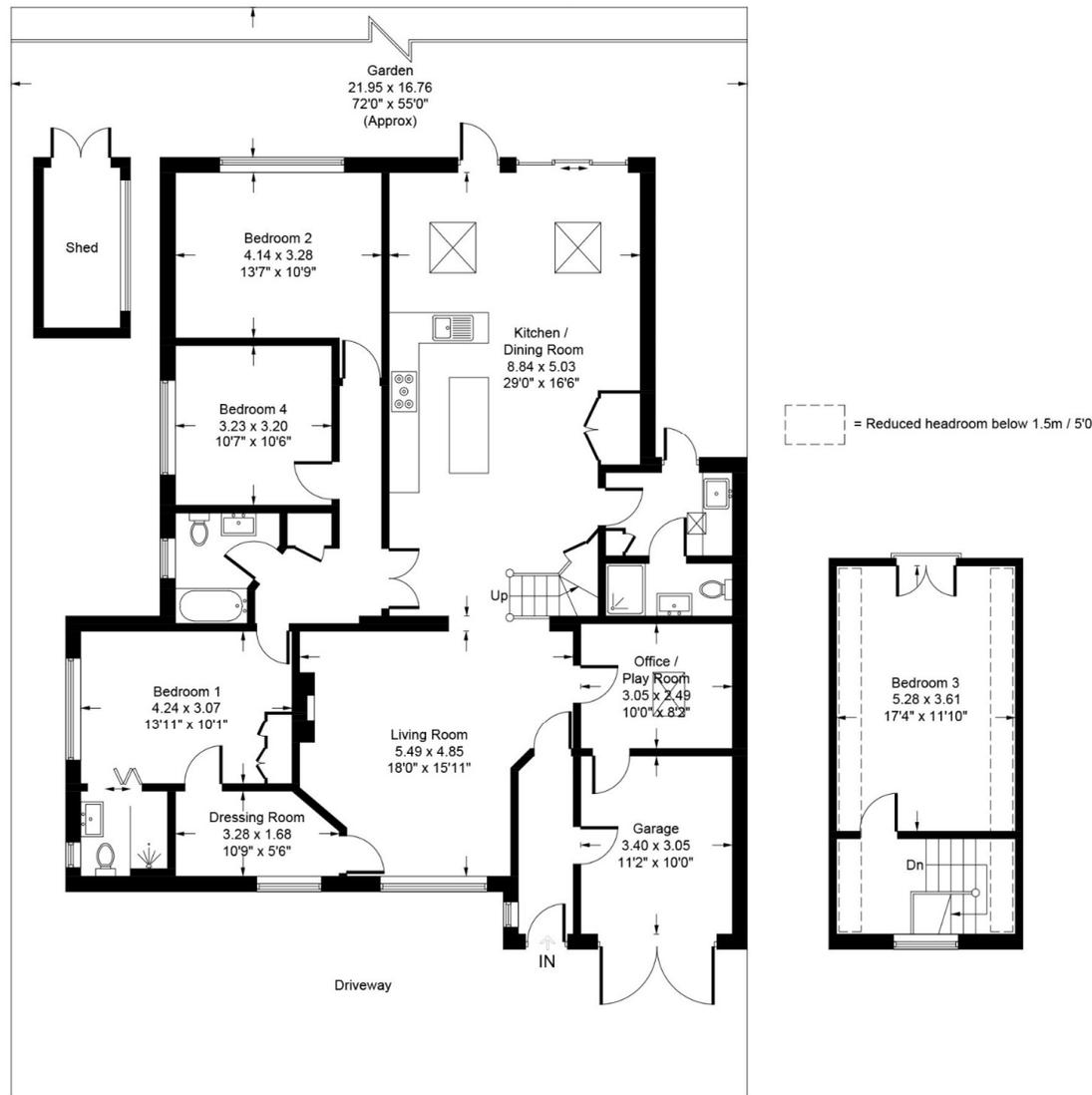
- Entrance hall • Living room • Open plan kitchen/dining area • Utility • Cloaks/shower room • Inner hallway
- Bedroom 1 with en suite shower room and dressing room • Bedrooms 2 and 4 • Family bathroom
- First floor bedroom 3 • Integral garage divided to create an office/playroom • Central heating via air source heat pump • Double glazing • Off road parking • Rear garden approx. 72' x 55' • EPC rating C



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, the turning to Links Way is immediately past The Gallivant restaurant on the left hand side.

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Approximate Gross Internal Area = 188 sq m / 2024 sq ft
(Excluding Shed)



Ground Floor

First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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