

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is set back from the main road behind the recently reinforced sea wall with the beach beyond stretching from Jury's Gap to Camber Sands, one of the best known beaches on the South Coast, where a variety of activities can be enjoyed including kite 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. 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 just 37 minutes. Camber village offers a range of facilities for day to day needs. Nearby, is the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and 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 is held annually. From the town there are local train services to Brighton 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.

**An ideal second home or holiday let.** Forming a detached single storey property presenting colour washed rendered elevations beneath a pitched slate roof. Front door into an **entrance lobby** with inner door to **living room** which is double aspect, woodburning stove, oak style laminate flooring, Velux window. **Kitchen** fitted cupboards incorporating a Butler's sink, wooden worksurfaces, 2 ring electric hob and oven, space and plumbing for a dishwasher and fridge. Window to side.

**Conservatory** double glazed overlooking the river with doors out to the garden. **Bedroom 1** part vaulted with hatch to loft, window to rear with views of the river. **Bedroom 2** double aspect, part vaulted with hatch to loft.

**Bathroom** comprising panelled bath, w.c, Travertine tiling to floor and walls, circular ceramic sink on a wooden stand, heated towel rail, window to side.

**Outside:** The property is approached off the main road over Wall Farm Lane (an unmade track) which also serves several neighbouring properties along the lane. The garden, which surrounds the property, is mainly laid to lawn and fronts the river where there is a detached boathouse style garden studio/home office. There is a gravelled driveway providing parking to the front.

**Directions:** From London, take the M20 and exit at Junction 10 sign posted Ashford International. Then follow the signs for A2070 (Hastings, Lydd and Hamstreet). Follow the road for approx. 9 miles until you reach the next roundabout by a petrol filling station. Take the second exit, straight over, sign posted A259 Hastings, after approx. 6.6 miles turn left for Camber and continue for approx. 4.5 miles through the village and onto Jury's Gap, where Wall Farm Lane will be found on the left hand side (unmarked) Greengates is the first property on the right.

Rother District Council – Council Tax Band B

Price guide: £499,950 freehold

Greengates, Wall Farm Lane, Jury's Gap, Camber, East Sussex TN31 7SE



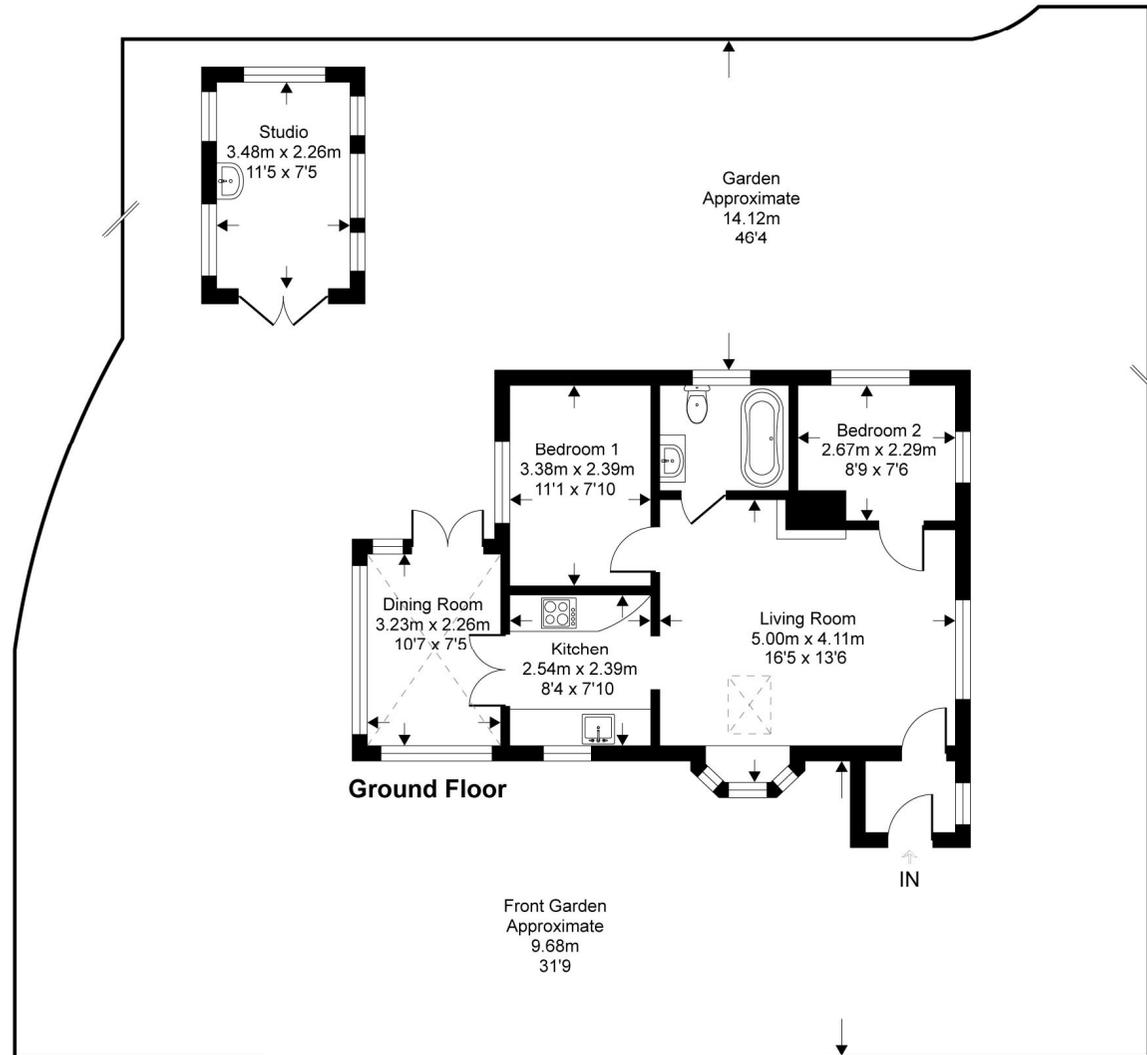
A two bedroom single storey coastal property with river frontage and views over neighbouring farmland as well as being opposite the vast stretch of sandy beach on Camber Sands.

- Entrance lobby • Living room • Kitchen • Conservatory • 2 bedrooms • Bathroom • Oil heating
- Detached boathouse style garden studio/office • Off road parking • EPC rating G



# Greengates

Approximate Gross Internal Area = 57 sq m / 609 sq ft (excludes outbuilding)



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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