

PHILLIPS & STUBBS



coastal +
COUNTRY



Located within the coastal village just a few hundred yards from 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 mile). 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 Eastbourne into Ashford, which has a 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 light aircraft links to Le Touquet.

Living Room

This welcoming living room is spacious and bright, featuring large windows that invite natural light. The room is finished with white clad walls and a tiled floor, centered around a stylish wood-burning stove set on a patterned hearth. The neutral decor provides a calm and cozy atmosphere, making it a perfect spot to relax.

A connecting hallway with simple white walls and tiled floor links the kitchen, living room, and other parts of the house. The staircase to the upper floor is white with slatted balustrades, maintaining the light and airy feel of the home.

Kitchen

The kitchen and dining area offers a modern, open-plan space with ample room for cooking and socialising. It benefits from large windows and French doors that open out to the garden, flooding the space with light. The kitchen is fitted with natural wood cabinetry, accented by colourful orange tiles and open shelving for display. A central breakfast bar with stylish stools provides a casual dining space, complemented by a larger dining table adjacent. The flooring is tiled throughout for ease of maintenance.

Reception Room

This versatile room features wood panelled walls and ceiling, providing a warm, rustic feel. Large sliding glass doors open onto the garden decking, creating a seamless indoor-outdoor transition. The natural wood floor adds to the cosy atmosphere, ideal for use as a snug or playroom.

Rear Garden

The rear garden is a generous outdoor space featuring a large wooden deck ideal for dining and relaxing. Beyond this, there is a lawn bordered by mature planting and raised beds, creating a private and tranquil atmosphere. A hot tub is positioned on the decking, perfect for enjoying the garden year-round. The garden also benefits from an outdoor shower area and a shed for storage, all enclosed by fencing for privacy.

Landing

The first-floor landing is bright and airy, with a large window overlooking the greenery outside. The walls are clad in white panelling, consistent with the rest of the home, and the stairwell is painted white.

Bedroom 1

The main bedroom is a calm and comfortable space featuring white painted floorboards and wood panelling. A feature plastered ceiling in a warm tone adds texture and character to the room. Large windows deliver plenty of natural light and provide views over the surrounding landscape, creating a restful environment.

Bedroom 2

This bright bedroom is finished with white walls and floorboards, and enjoys a peaceful outlook through a large window. The simple, uncluttered space is ideal for a single or guest bedroom, with enough room for essential furniture and storage.

Bedroom 3

Another well-proportioned bedroom on the first floor, featuring white painted floors and walls. The large window allows for natural light and views over the surrounding greenery, offering a bright and airy feel.

Bedroom 4

This bedroom continues the theme of simplicity with white floors and walls and a large window that fills the room with light. The peaceful setting makes it suitable for a variety of uses, including a home office or nursery.

Bedroom 5

One of the smaller bedrooms on the first floor, this room is similarly bright and finished with white painted floorboards and walls. It offers enough space for a bed and wardrobe, ideal for a child's bedroom or study.

Bathroom 1

This modern bathroom is tiled throughout with a stylish stone-effect floor. It features a walk-in shower with a black-framed glass door, a compact white basin with a black tap, and a white toilet. The overall look is sleek and contemporary with a neutral palette.

Bathroom 2

A spacious bathroom with a mix of white and green tiling, this room includes a walk-in shower, a bathtub, a toilet, and a wall-mounted sink. The window provides natural light, enhancing the fresh and clean ambiance.

Bathroom 3

This bathroom features warm-toned geometric tiles on the shower wall and muted brown tiles below the sink and window, creating a welcoming atmosphere. It includes a walk-in shower, white basin, and toilet, with a frosted window adding privacy while allowing light.

Front and Rear Exterior

The exterior of the property is modern and well-maintained, with a striking black cladding finish and a tiled roof. There is ample driveway parking at the front, and the rear features garden access with a terrace and raised flower beds. The home presents a stylish and inviting facade, blending contemporary design with practical outdoor space.

Guide Price £745,000 Freehold

Sandybrae, Sea Road, Camber, Rye, TN31 7RR



A 5 bedroom contemporary detached house located on Sea Road in Camber offering a unique opportunity for those seeking a serene seaside lifestyle.

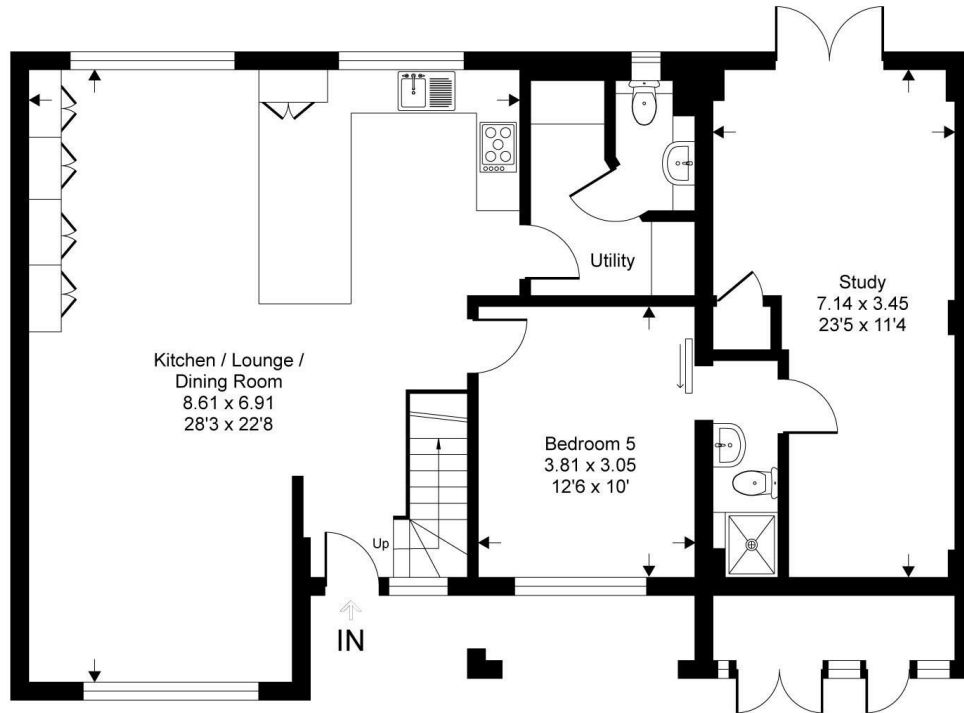
- Detached coastal house set down a sandy track
- Close to the beach and sand dunes
- Refurbished and modernised accommodation
- Landscaped rear garden
- Private parking
- Near local shops and cafes
- Electric heating
- Chain free



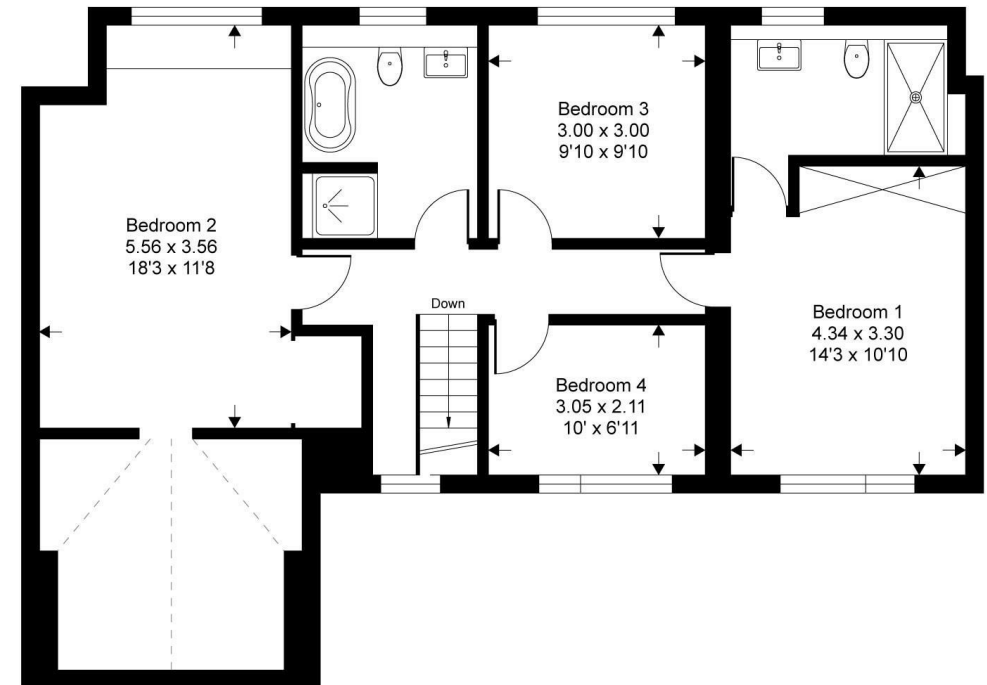
EPC: D
Local Authority: Rother District Council
Council Tax Band: E

Sandybrae

Approximate Gross Internal Area = 176.9 sq m / 1905 sq ft



Ground Floor



First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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