

PHILLIPS & STUBBS



coastal +
COUNTRY



Located down a quiet lane within the coastal village 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.

Ground floor

Approached via the front entrance, the reception hall provides access to the principal ground floor accommodation and staircase rising to the first floor.

Natural light is drawn deep into the living space through large areas of glazing giving a light and airy feel.

The family room enjoys a dual-aspect outlook with glazed doors opening to the front of the property and ample room for both seating and entertaining.

The open-plan and well fitted kitchen is at the heart of the house and leads to the living/dining room which extends across the full width of the property and benefitting from doors opening out onto the rear deck and garden.

Adjoining the kitchen is a practical utility room, together with a conveniently positioned cloakroom.

First floor

Arranged around four well-proportioned bedrooms. The principal suite enjoys the luxury of an en-suite bathroom and direct access to a private balcony from which to enjoy an outlook over the rear garden and beyond. A further family shower room and separate family bathroom serve the remaining bedrooms, offering flexibility for family and guests.

Outside

The property benefits from balconies to both the front and rear elevations and are accessed by all four bedrooms extending the living accommodation outdoors.

To the rear, French doors from the dining room open onto a substantial decked terrace, ideal for al fresco dining and summer entertaining.

The detached garage and driveway offer practical storage and parking. The gardens are designed for ease of maintenance, complementing the property's contemporary character.

Other information

Local Authority: Rother District Council. Council Tax Band F Mains electricity and water. Mains drainage. Predicted mobile phone coverage: EE, Vodafone, Three and O2 Broadband speed: Superfast Fibre available. Source Ofcom River and Sea Flood risk summary: Low risk. Source GOV.UK

Guide Price £845,000 Freehold

Lumleys Draffin Lane, Camber, Rye, TN31 7RA



A modern contemporary four-bedroom detached coastal house which has been thoughtfully designed for modern coastal living and positioned close to the sweeping dunes and expansive shoreline of Camber Sands.

- Air Source heat pump providing underfloor heating & Solar panels for hot water
- Living/dining room
- Fitted kitchen
- Family room
- Utility and Cloakroom
- Main bedroom with en suite shower room
- 3 further bedrooms
- Further shower room and family bathroom
- Balconies to front and rear elevations
- Ample parking and detached single garage



Directions: Entering Camber from the Rye direction, go past Rye golf club, after several hundred yards turn left into Farm Lane. First right into Draffin Lane where the property will be found after a short distance on your left hand side.

EPC: B

Local Authority: Rother District Council

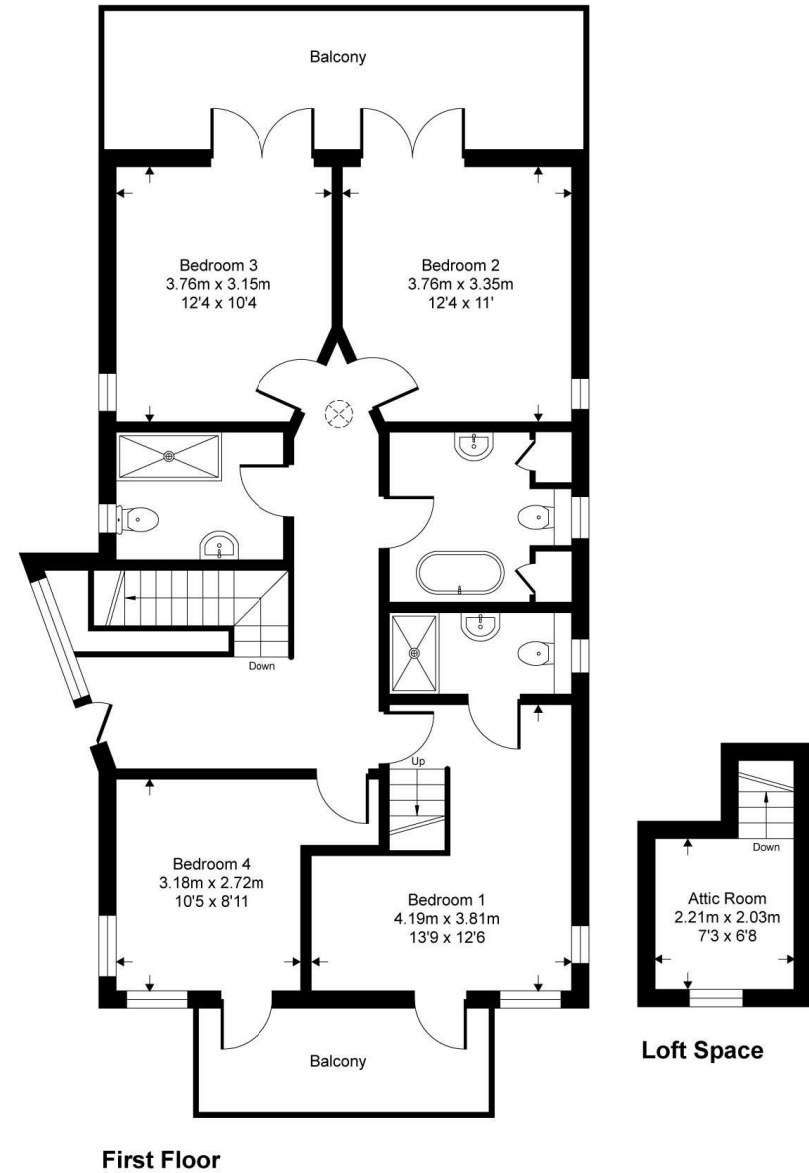
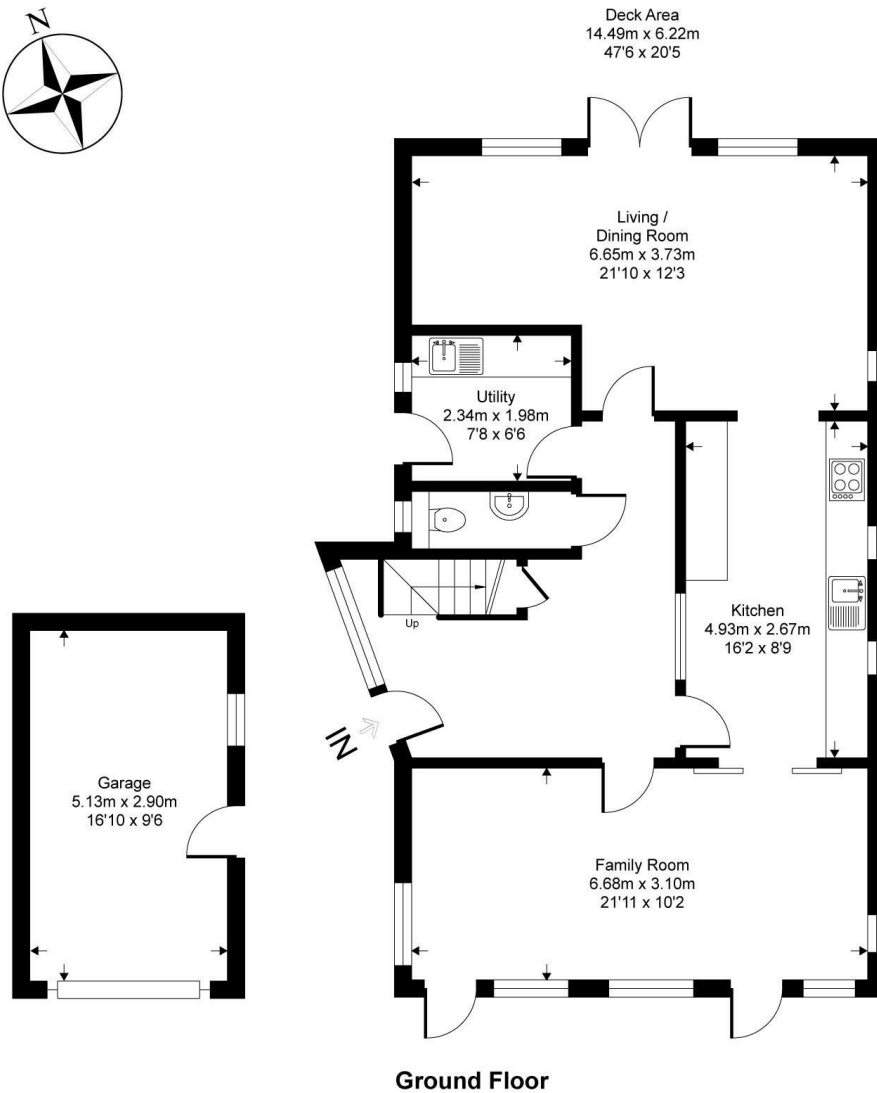
Council Tax Band: F

Lumleys

Approximate Gross Internal Area = 169.6 sq m / 1826 sq ft

Approximate Garage Internal Area = 14.8 sq m / 160 sq ft

Approximate Total Internal Area = 184.4 sq m / 1986 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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