















Lydd Road, Camber, Rye, East Sussex, TN31

Asking Price: £360,000
Freehold

Reeds Rains

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Council Tax Band: C
EPC Rating: E

Description
Just moments from the golden dunes of Camber Sands, this extended three-bedroom home offers the chance to create something truly special whether as a personalised family home or a promising holiday-let investment.

A driveway to the front provides off-road parking and leads through to an integrated garage. Step through the front door into a welcoming hallway that connects the main ground-floor rooms. The kitchen/breakfast room sits to the front, offering a practical, sociable space for day-to-day living and ample space for breakfast table and chairs, with a separate dining room across the hall.

To the rear, a generously proportioned living room flows through to the conservatory both offering a generous living spaces. Sliding doors connect the living space to the conservatory, blurring the line between indoors and out, while a study/bedroom four to the side, complete with its own WC, adds further flexibility and sits behind the garage (which could be converted (subject to the usual consents) to make a more self contained area for dual occupation.

Upstairs you'll find three well-proportioned bedrooms, two with the benefit of built-in storage, along with a spacious family bathroom fitted with a modern suite bath, wash basin, WC and separate shower cubicle.The landing also gives access to loft storage.

To the rear, a paved patio opens onto the lawned garden with an additional side patio area. With plenty of scope for landscaping and personal touches, there's ample room here for outdoor seating, entertaining, or simply making the most of the coastal air.

Location
Situated in the heart of the popular coastal village of Camber, this property enjoys an enviable position within easy reach of the famous Camber Sands, one of the finest sandy beaches on the South Coast, stretching over two miles with dramatic dunes and a rich natural habitat. Whether it's a bracing coastal walk, kitesurfing, or simply relaxing on the sand, the beach is just moments away.

The village itself offers a range of everyday amenities, along with cafés, shops and beachside conveniences to suit both permanent living and holiday use. For a wider choice of shops, restaurants and history, the historic Cinque Port town of Rye lies just a few miles inland, with its cobbled streets, timber-framed buildings, and mainline rail connections, including links to London via Ashford International.

Well placed for road links too, the area offers easy access to the M20 at Ashford, making it a practical yet picturesque base whether you're seeking a permanent coastal home or a well-located holiday retreat.

Entrance Porch
Entrance Hall

Kitchen/Breakfast Room
18'7" x 7'7" (5.66m x 2.3m)

Dining Room
15'8" x 7'8" (4.78m x 2.34m)

Living Room
19'9" x 9'7" (6.02m x 2.92m)

Conservatory
18'6" x 8'9" (5.64m x 2.67m)

Study/Bedroom Four
11'11" x 7'7" (3.63m x 2.3m)

Cloakroom W.C



For full EPC please contact the branch.

First Floor Landing

Bedroom One
14' x 12'5" (4.27m x 3.78m)

Bedroom Two
15'9" x 9'8" (4.8m x 2.95m)

Bedroom Three
10'1" x 9'10" (3.07m x 3m)

Bath/Shower Room W.C

Front Garden

Driveway

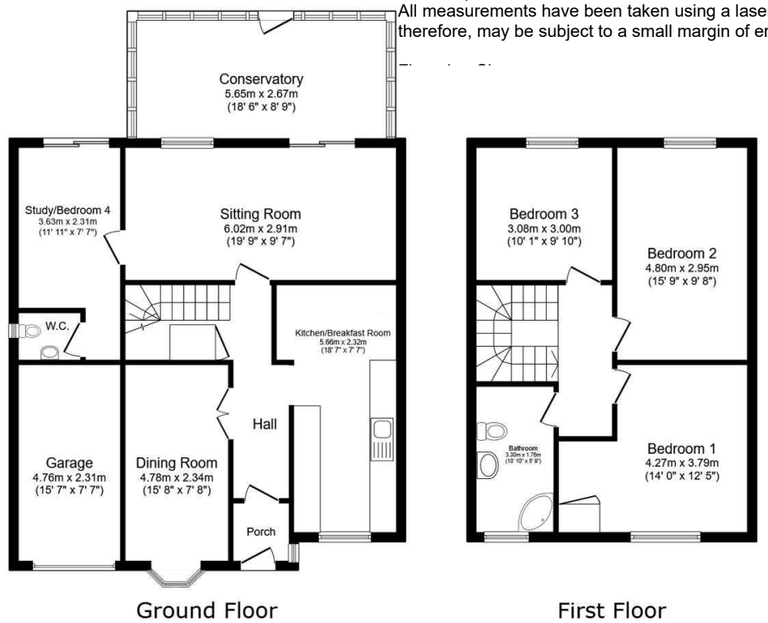
Garage
15'7" x 7'7" (4.75m x 2.3m)

Rear Garden

Freehold
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Total floor area: 148.1 sq.m. (1,594 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Other important information which you will need to know about this property can be found at reedsrains.co.uk