

**RUSH
WITT &
WILSON**



**1 St Aubrey Sea Road, Camber, Rye, TN31 7RR
Offers In Excess Of £200,000**

Rush Witt & Wilson are pleased to offer this detached bungalow situated at Sea Road offering great potential to create your dream coastal home subject to necessary planning consents.

Currently comprising large open plan living/dining room with access to the garden. two double bedrooms, kitchen and bathroom.

This property is in need of full renovation or could be the perfect plot to demolish and build your dream home. Do not miss the chance to make this property your own and enjoy the best of coastal living in Camber.

Please contact our office on 01797224000 to discuss further or arrange viewings.

Locality

1 St Aubrey occupies a prime location in the increasingly popular seaside village of Camber, only moments from the famous sand dunes and beautiful beach.

The village has become a haven for water sports enthusiasts although there are many other activities available locally including places of general and historic interest.

The ancient town of Rye is only a short drive away with its bustling High Street where there is an array of specialist and general retail stores, which are complemented by historic inns and restaurants as

well as contemporary wine bars and eateries.

Rye also boasts the famous cobbled citadel, working quayside and weekly markets. The railway station in Rye allows ease of access to Brighton and to Ashford where there are highspeed connecting services to London.

Living Room

23'10 x 14'2 (7.26m x 4.32m)

Double aspect with windows and doors to either end providing access to the rear garden, chimney breast housing two fireplaces.

Kitchen

8'9 x 7'4 (2.67m x 2.24m)

Double aspect with windows to side and rear, base and wall units.

Bathroom

8'2 x 6'8 (2.49m x 2.03m)

Window, bath, low level wc, wash hand basin.

Bedroom One

11'5 x 9'6 (3.48m x 2.90m)

Window to front.

Bedroom Two

11'4 x 9'4 (3.45m x 2.84m)

Window.

Inner Hallway

11'5 x 3'10 (3.48m x 1.17m)

Door leading to shed/previous garage.

Outside

Garden

The property benefits from a generous rear garden with side access, area of garden to the front.

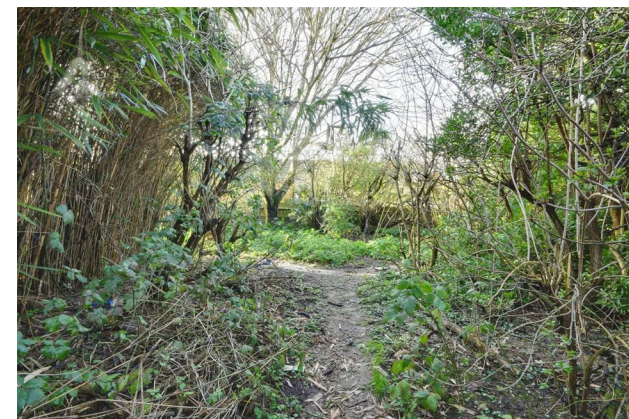
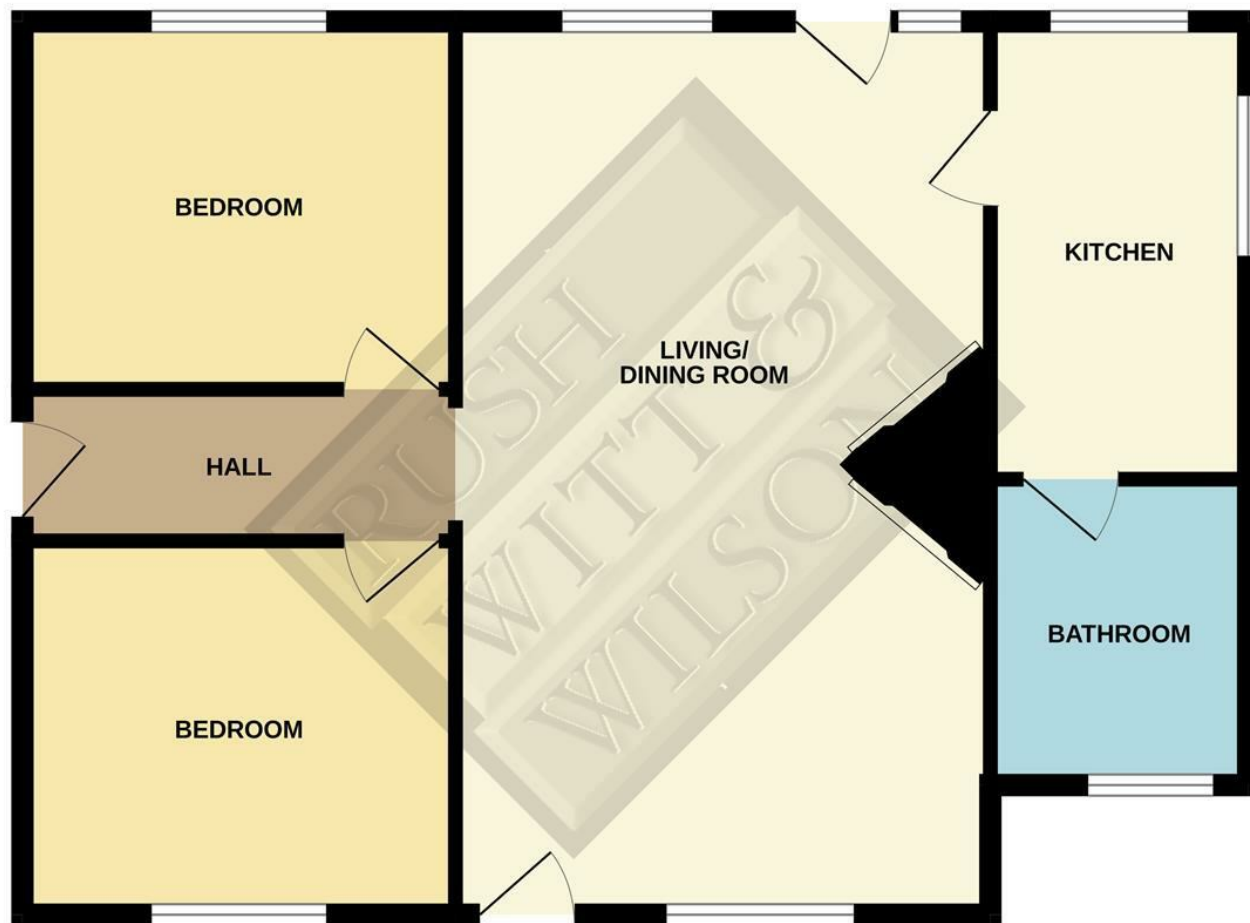
Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-39) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	51

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-39) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

