

**RUSH
WITT &
WILSON**



**19 Old Lydd Road, Camber, Rye, East Sussex TN31 7RH
£325,000 Freehold**

Rush Witt & Wilson are pleased to offer this three bedroom house located in a fabulous position, opposite the sand dunes in Camber just a short walk to the beach.

This property has huge potential to enhance subject to necessary consents, it currently comprises entrance porch, cloakroom/WC, reception room, conservatory, kitchen and stairs rise to first floor bathroom and three bedrooms.

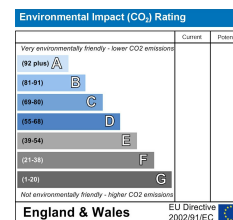
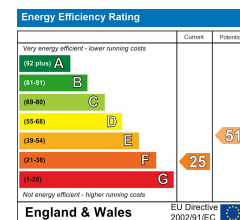
The property has the added benefit of an attached garage and driveway for multiple vehicles to park off road, there is a garden to rear with a mixture of deck, paving and lawn with mature planting borders.

Offered CHAIN FREE we highly recommend viewings, please contact our Rye office to discuss further on 01797 224000.



Locality The property is situated in a prime 'frontline' location adjacent to the sand dunes and is within easy access of the beach. Camber has become a haven for water sports enthusiasts offering a Kitesurf Centre, Rye Watersports and Action Watersports nearby. There are many other activates available locally, sporting recreational facilities available locally and places of general and historic interest. The ancient Cinque Ports Town of Rye, is only a short drive away and also accessed via a cycle route, this boasts the famous cobbled Citadel, working quayside, weekly markets. The bustling High Street has a fine selection of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries. There is a railway station in Rye giving access to Brighton in the west and to Ashford where there are connecting high speed services to London.	Conservatory 11'5 x 9'4 (3.48m x 2.84m) Double doors lead onto the garden, triple aspect windows.	Council Tax Band – C A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.
	First Floor	
	Bedroom One 11'6 x 10'11 (3.51m x 3.33m) Window to rear.	
	Bedroom Two 12'9 x 8'3 (3.89m x 2.51m) Window to front.	
	Bedroom Three 10'3 x 7'6 (3.12m x 2.29m) Window to rear.	
Entrance Porch 10'7 x 5'10 (3.23m x 1.78m) Internal door through to garage, door into inner hallway.	Bathroom 10'0 x 6'9 (3.05m x 2.06m) Bath, basin, toilet, heated towel rail, window to front.	
	Outside	
	Front Garden Driveway for multiple vehicles, low fenced area for a front garden mostly paved.	
	Rear Garden Decked area leading onto hard standing, steps leading down to lawn, planting borders, side gate with access to the back of the terrace properties.	
	Agents Note None of the services or appliances mentioned in these sale particulars have been tested.	
Cloakroom/WC 4'7 x 4'3 (1.40m x 1.30m) Basin, toilet, window.		
Kitchen 10'7 x 7'1 (3.23m x 2.16m) Modern base and eye level units, built in fridge/freezer, oven, induction hob, storage cupboard under the stairs, sink with window overlooking the rear garden.		
Living Room 17'10 x 11'6 (5.44m x 3.51m) Open doorway leading through to conservatory, chimney.	 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.	







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**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**