

**RUSH  
WITT &  
WILSON**



**The Ponderosa, 81 Lydd Road, Camber, East Sussex TN31 7RS  
Guide Price £650,000**

**\*\*VIRTUAL TOUR AVAILABLE ON REQUEST\*\***

Rush, Witt & Wilson are delighted to present to the market this classic yet modern, clad coastal home, found moments from Camber's famous sand dunes and offering views towards them via Johnson's Field.

There is potential to enhance and potentially remodel this classic coastal home subject to the usual planning consents.

The accommodation is extremely versatile and offers three bedrooms, large lounge/diner, kitchen, family bathroom and best of all, a superb South facing sun room to the front, offering a relaxing vantage point with views over Johnson's Field towards the sand dunes.

The property benefits from a large garage and externally there is a superb and sunny rear garden with feature pond along with a range of outbuildings. To the front there is a large pebbled driveway with off road parking for several vehicles and an area of lawn.

Viewings are highly recommended to appreciate the position and potential of this superb home and the plot on which it sits and can be arranged by contacting our Rye office on 01797 224000.



### **Locality**

The property is located only a short walk from the famous sand-dunes within the increasingly popular seaside village of Camber, famed for the sand dunes, which form part of the stunning coastline of the Rye Bay, haven for sun lovers and water sports enthusiasts.

The ancient Cinque Port town of Rye is only a short drive way 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, working quayside, weekly farmers' and general markets.

A railway station in Rye allows easy access to the city of Brighton in the west and to Ashford where there are connecting services to the capital and continental Europe.

### **Entrance Hall Into Utility Area**

19'10" x 4'11" (6.05 x 1.52)

Accessed via double glazed door, wooden flooring, space and plumbing for washing machine, space and plumbing for tumble dryer, double glazed door to rear. Internal door through to:

### **Kitchen**

11'3" x 9'10" (3.45 x 3.01)

Tiled flooring, large double glazed window to front, range of matching wall and base units, one and a half bowl stainless steel sink with side drainer, built in Hotpoint ove, with electric hob over with cooker hood. Door to:

### **Inner Hallway**

Wooden flooring, access to:

### **Bathroom**

8'8" x 6'5" (2.66 x 1.98)

Tiled flooring, pedestal wash hand basin, low level WC, shower unit, double glazed window to side, electric towel rail, bath.

### **Bedroom One**

15'5" x 9'11" (4.7 x 3.03)

Wooden flooring, large double glazed window to rear overlooking the garden.

### **Lounge/Diner**

24'3" x 11'8" (7.4 x 3.58)

Parquet flooring, inset log burner with tiled hearth and oak mantel over, double glazed patio doors leading to the rear garden, double glazed window to rear, access to:

### **Sun Room**

16'0" x 9'2" (4.89 x 2.8)

Parquet flooring, range of large double glazed window with triple aspect offering views over Johnson's Field and towards the Sand Dunes, exposed brick wall. Access to front via double glazed door.

### **Bedroom Two**

11'1" x 9'11" (3.38 x 3.04)

Wooden flooring, double glazed window to rear, cupboard with shelving and hanging rail, radiator.

### **Bedroom Three**

11'3" x 10'0" (3.45 x 3.05)

Carpeted, double glazed window to front.

### **Garage**

24'11" x 8'6" (7.6 x 2.6)

With up and over door, light and power, access to the rear from the rear garden.

### **Rear Garden**

Paved covered patio area to the immediate rear, access via door to garage. Large area of lawn with several sheds and outbuildings.

### **Front**

A large gravel driveway leads to the front of the property. An area of lawn.

### **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.

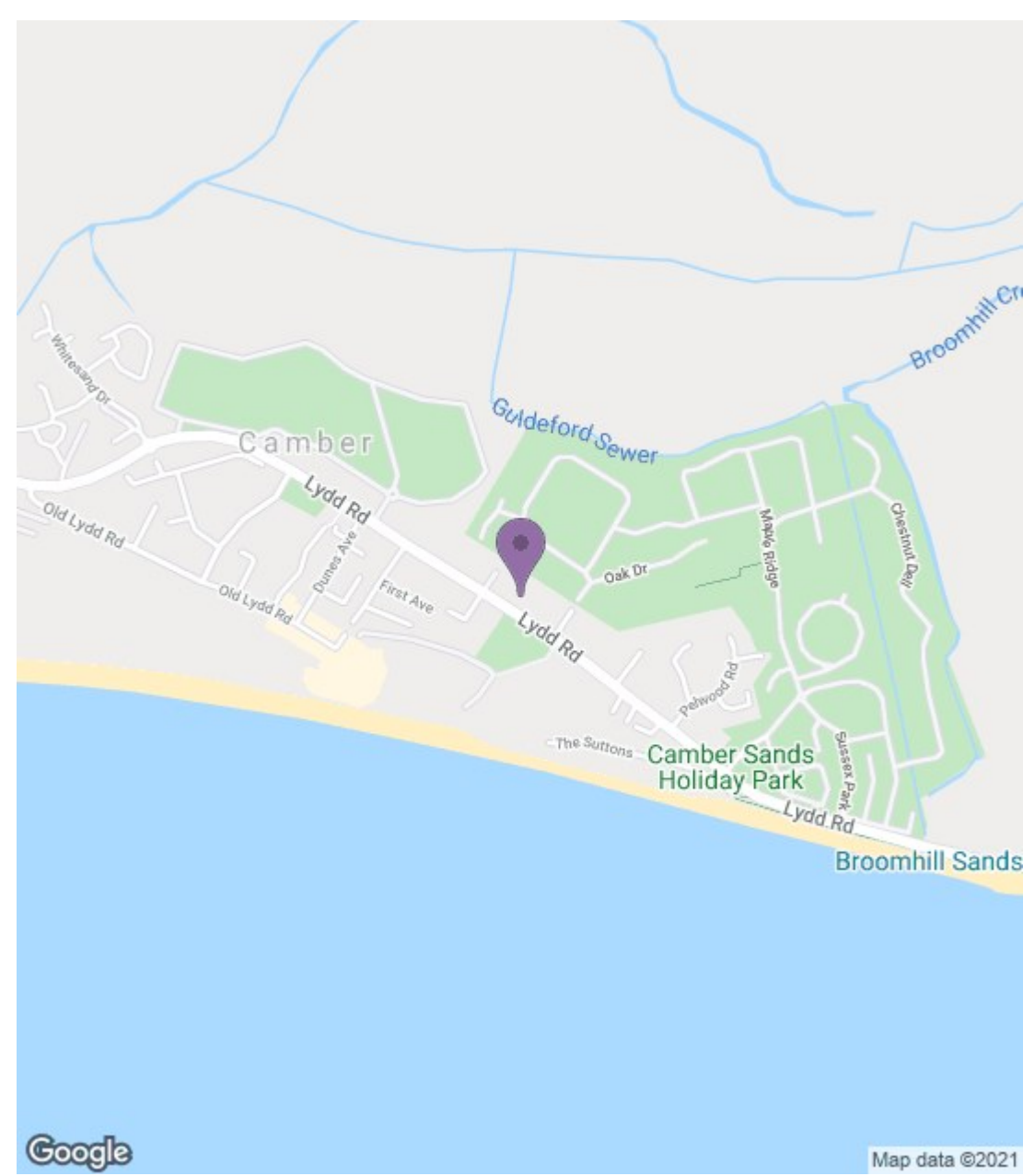




TOTAL APPROX. FLOOR AREA 1335 SQ.FT. (124.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**RUSH  
WITT &  
WILSON**

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