

Warner Gray



10 Royal William Square, Camber,  
Rye, East Sussex TN31 7RX

**10 Royal William Square, Camber, Rye, East Sussex TN31 7RX**

**Price Guide : £425,000**

**A contemporary 2 double bedroom three storey townhouse forming part of a bespoke sustainable development behind Camber Sands, and offering modernist interiors, outside space on 3 levels and parking.**

***Laid-Back Coastal Living***

**Tucked just moments from the beautiful dunes of Camber Sands, this exceptional coastal home offers a rare chance to embrace life by the sea, whether as a laid-back holiday bolthole or a full-time base by the water. Already operating as a highly successful holiday let, it presents not only an inspiring lifestyle choice but also a proven income opportunity as Camber is a very popular holiday location.**

**Part of an exclusive private development designed by Knox Bhavan Architects, the property blends contemporary architecture with calm, modern interiors that place the outdoors front and centre. Clean lines, natural materials and generous glazing create an easy flow between inside and out, encouraging sandy feet, salty skin and doors left open to the breeze.**

**Sustainability sits at the heart of the design, with strong environmental credentials and sensitive landscaping that allow the house to settle naturally into its coastal setting. Here, days begin with the sun rising across the dunes, spontaneous sea swims and long walks along open shoreline. There is a wonderful sense of space, light and freedom and the chance to live a lifestyle that few can only dream about.**

**SITUATION:** Royal William Square nestles just behind the famous dunes and spectacular beach of Camber Sands in the coastal town of Camber, which offers a range of every day facilities including cafes, gastro pubs and the renowned Gallivant boutique hotel and restaurant. For outdoor enthusiasts there is much to get excited about. Not only is the beach at Camber Sands literally on the doorstep, but the wild and wonderful Romney Marshes and Dungeness and Rye Harbour nature reserves are all close by. In addition, the Rye Watersports centre offering kitesurfing, windsurfing and sailing, and the renowned Links course at Rye Golf Club, are both literally just down the road.

The Cinque Port town of Rye, renowned for its cobbled streets and medieval fortifications is only a 4 mile drive away. Although steeped in history, it also caters for everyday life and has a comprehensive range of shopping, health and leisure facilities. Rye has become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a Kino cinema complex. Rye has train services to Eastbourne / Brighton and to Ashford, where the high-speed connection to London St. Pancras can have you in the capital in 37 minutes

**Warner Gray**



This distinctive modern home has been designed with its unique setting in mind. All the main living spaces have large expanses of glass which give a different perspective to each elevation and help to create a sense of peace and connectivity to the landscape beyond.

The contemporary, minimalist feel inside helps to give further emphasis to the outside, which is most definitely the main appeal of this beautiful house. But that is not to take away anything from the interior. Set over three floors, the flexible accommodation would suit the needs of a variety of different buyers.

The front door opens into a small entrance lobby which leads to the staircase to the first floor and into the impressive open-plan kitchen, dining, family space that spans the remainder of the ground floor level. Designed as the heart of the home, this bright, contemporary room is perfectly suited to relaxed gatherings and easy, sociable living.

An additional external door connects seamlessly to a sheltered, private terrace to the rear - an inviting spot for outdoor eating and cooking, whether firing up the barbecue or pizza oven after a day by the sea.

There is also a handy outdoor shower, ideal for rinsing away sandy toes and paws alike after long beach walks.

The split-level first floor is arranged to feel both open and intimate. A generous sitting room forms the heart of this level, with a dedicated study area tucked neatly to one end, ideal for quiet working or reading. At the opposite side, patio doors draw in an abundance of natural light and open onto a substantial decked balcony, extending the living space outdoors. From here, steps lead down to the beautifully landscaped communal gardens, thoughtfully designed to reflect the surrounding coastal landscape and serving as the natural focal point of the development.

Set on the mezzanine level above is a comfortable double bedroom with its own small front-facing balcony, along with a sleek, modern family bathroom.

The second floor is devoted to the principal bedroom suite. With a private decked balcony and en-suite shower room, it has the atmosphere of a peaceful retreat above it all, enjoying elevated views across the communal gardens and towards the dunes of Camber Sands.

## Outside

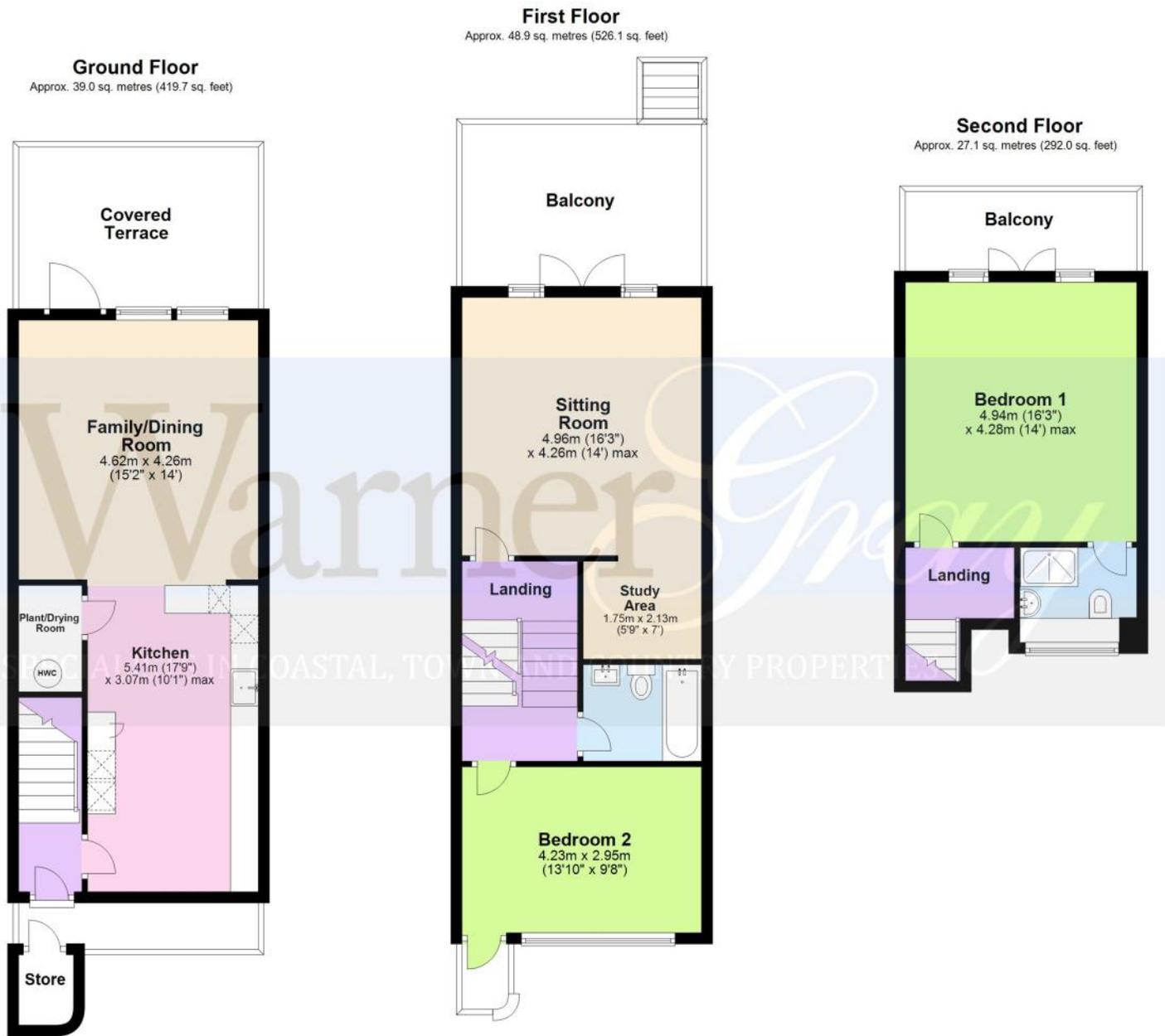
To the front of the property there is allocated parking for one vehicle, along with a practical external store, ideal for boards or beach gear.

An additional designated parking space is positioned to the rear of the development, where visitor parking is also available. In addition to the private outside terrace / balcony space that this property has on three levels, there is also a landscaped shared garden space that forms the heart of the development.

**Services / Sustainable Features** Mains water, electricity & drainage. Sedum planted roof / double glazed doors and windows / communal ground source heat pump for underfloor heating to each house on site / solar thermal panel providing hot water. EPC Rating: tba.

**Local Authority:** Rother District Council. Council Tax Band: D. Location Finder: [what3words: ///discouraged.mango.charts](http://what3words.com)





Total area: approx. 115.0 sq. metres (1237.8 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



