

Warner *Gray*



**Climaysi, 37 Lydd Road,
Camber, Rye, East Sussex TN31 7RJ**

37 Lydd Road, Camber, Rye, East Sussex TN31 7RJ
Guide Price : £365,000

A 3 bedroom semi-detached home with attached 1 bedroom Annexe near Camber Sands, set on a large corner plot with integrated garage and driveway, offering a rare opportunity for complete modernisation.

Situated just a short stroll from the stunning dunes of Camber Sands, this three bedroom home with attached one bedroom annexe sits proudly on a generous corner plot complete with an integrated garage and driveway.

Built in 1985 and lovingly occupied by the same family since, the property now offers a unique opportunity to modernise and personalise both the main house and the annexe.

The annexe provides versatile options: ideal for multi-generational living, dual occupancy, as a potential income generator as a holiday let, or it could be incorporated into the main house to create a larger single footprint (subject to any necessary consents).

Imagine waking each day to hear the waves breaking in the distance and taking long walks or cycle rides along the beautiful shoreline and coastal paths.

Here, you'll find a wonderful sense of space, light, and freedom and a lifestyle that many only dream of. Plus, the historic town of Rye, with its wealth of amenities, is just a short drive or leisurely cycle ride away.

SITUATION: This property sits just a couple of minutes walk from 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, convenience stores, 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, plus 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

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The property is approached to the front via a driveway providing off-road parking and access to an integrated garage, conveniently positioned between the main house and the annexe.

A useful enclosed porch offers the perfect space for sandy shoes after a day at the beach. The front door opens into a hallway, which provides access to the principal ground floor accommodation.

To the front, the kitchen/breakfast room offers a practical and sociable space, ideal for everyday living, while to the rear, a generous sitting/dining room spans the width of the house. This bright and spacious room provides ample space for both relaxing and entertaining, with sliding doors opening into a sun room, an inviting spot to sit back, unwind, and enjoy the warmth and garden outlook.

Upstairs, the first floor offers three well-proportioned bedrooms, two of which benefit from built-in storage. A generously sized family bathroom is fitted with a bath, wash basin, and WC, complemented by a separate WC located adjacent, ideal for busy households. The landing also provides access to the loft space.

Attached to the main house, the one-bedroom annexe has been comfortably occupied by a family member for many years and offers excellent flexibility.

The accommodation comprises an entrance hall, kitchen/breakfast room, sitting room, double bedroom, and bathroom. This space could continue to serve as independent accommodation, be adapted for multi-generational living, used as a holiday let (subject to any necessary consents), or potentially be incorporated into the main house to create a larger single dwelling.

Outside, the property occupies a generous corner plot, offering a wonderful sense of space and potential. The gardens provide scope for landscaping and enhancement, with plenty of room for outdoor seating, entertaining, or simply enjoying the garden. Double gates to the side of the property provide useful access to the rear garden.

The combination of outdoor space, parking, garage, and flexible accommodation makes this a particularly appealing opportunity for those looking to create a home tailored to their needs.

Mains: water, electricity and drainage. Electric heating. EPC Rating: E. Local Authority: Rother District Council. Council Tax Band: tba.

Location Finder : what3words: ///fragments.bedrock.rationing

Viewing by appointment through WarnerGray 01797 290050



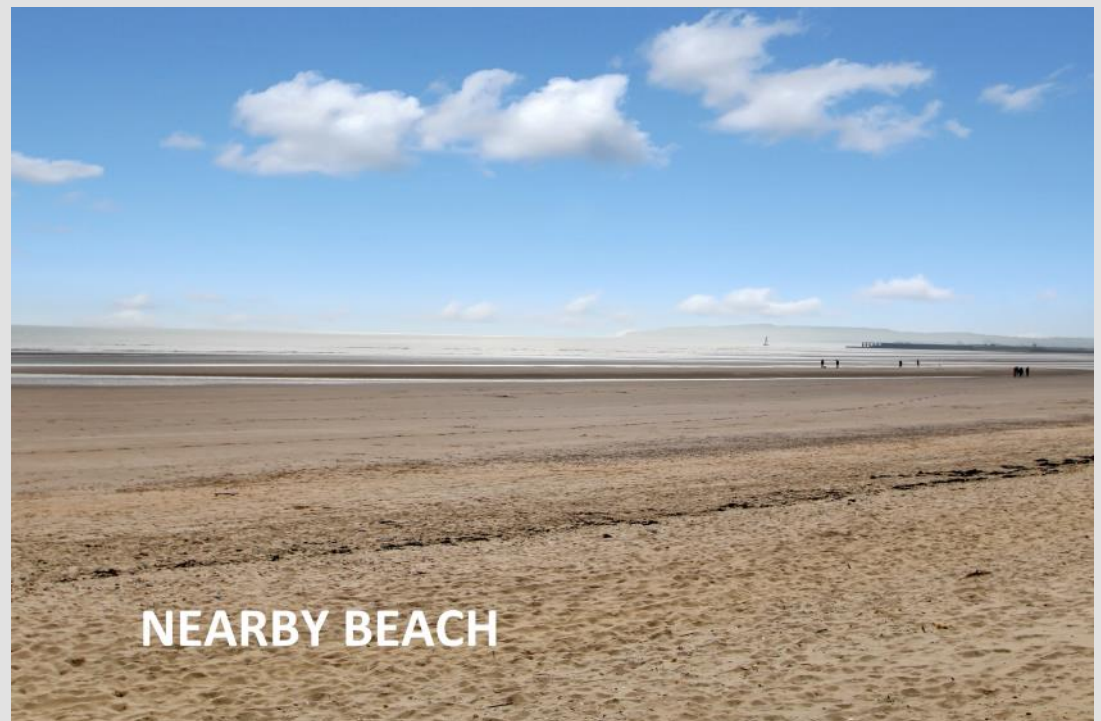


Total area: approx. 151.9 sq. metres (1634.9 sq. feet)

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NEARBY BEACH



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