

**Warner Gray**



31 Lydd Road, Camber,  
Rye, East Sussex TN31 7JR

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Guide Price : £340,000

**A 3 bedroom semi-detached home set in Camber Sands which is within walking distance of the famous sandy beach. This property offers the opportunity of refurbishment with off-road parking and a garage**

**Situated just a short stroll from the stunning dunes of Camber Sands, this three bedroom home has been extended to provide greater living space with conservatory rear garden, off-road parking and garage. This property offers a unique opportunity to modernise and personalise internally to make your ideal home, or a potential income generator as a holiday let.**

**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**

The property is approached to the front via a driveway providing off-road parking and access to an integrated garage.

The front door opens into a hallway, which provides access to the ground floor accommodation. To the front, the kitchen/breakfast room offers a practical and sociable space, ideal for everyday living along with a dining room to the other side of the hallway. To the rear is a generous living room which continues to the conservatory at the rear and reception room/study to the side which also offers a separate w.c. This bright and spacious room provides space for both relaxing and entertaining, with sliding doors opening into the conservatory, an inviting spot to sit back, unwind, and enjoy the warmth and garden outlook.

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 corner bath, wash basin, w.c, and separate shower cubicle. The landing also provides access to the loft space.

**SITUATION** This section of Lydd Road leads directly to Old Lydd Road and the entrance to the beach which is within walking distance. There are also a selection of eateries and drinking establishments close by with local grocery shop and post office. Camber is situated close to the ancient town of Rye which offers a wonderful range of bespoke shops, eateries, coffee houses and galleries and provides train links to London, Ashford, Hastings and Brighton.



**The accommodation comprise the following with approximate dimensions :**

**LIVING ROOM** 19'9 x 9'10. Spacious living space to the rear of the property with sliding doors leading to the the conservatory and door leading to rear reception room and w.c

**KITCHEN** 18'7 x 7'7. A range of base, eye level and display units with window to the front, and dining space to the rear.

**DINING ROOM** 15'8 x 7'8. Accessed via the hallway with window to the front.

**STUDY / RECEPTION ROOM** 11'11 x 7'7 This room has flexibility to be a second reception room or study with doors to the rear leading to the garden and a w.c to the front.

**CONSERVATORY** 18'6 x 8'9. Large conservatory leading from the lounge with door opening to the patio.

**CLOAKROOM** Leading from the rear reception/study with w.c and wash hand basin.

**BEDROOM** 11'4' x 12'5. Window to the front looking towards the green and built-in storage space.

**BEDROOM** 15'9 x 9'8. Window overlooking rear garden and built-in storage space.

**BEDROOM** 10' x 9'10. Window to rear overlooking garden.

**BATHROOM** Window to the front with corner bath tub, wash hand basin and separate shower cubicle to the rear.

**OUTSIDE** The paved patio leads to the lawn with side patio area. The gardens provide scope for landscaping and enhancement, with plenty of room for outdoor seating, entertaining, or simply enjoying the garden.

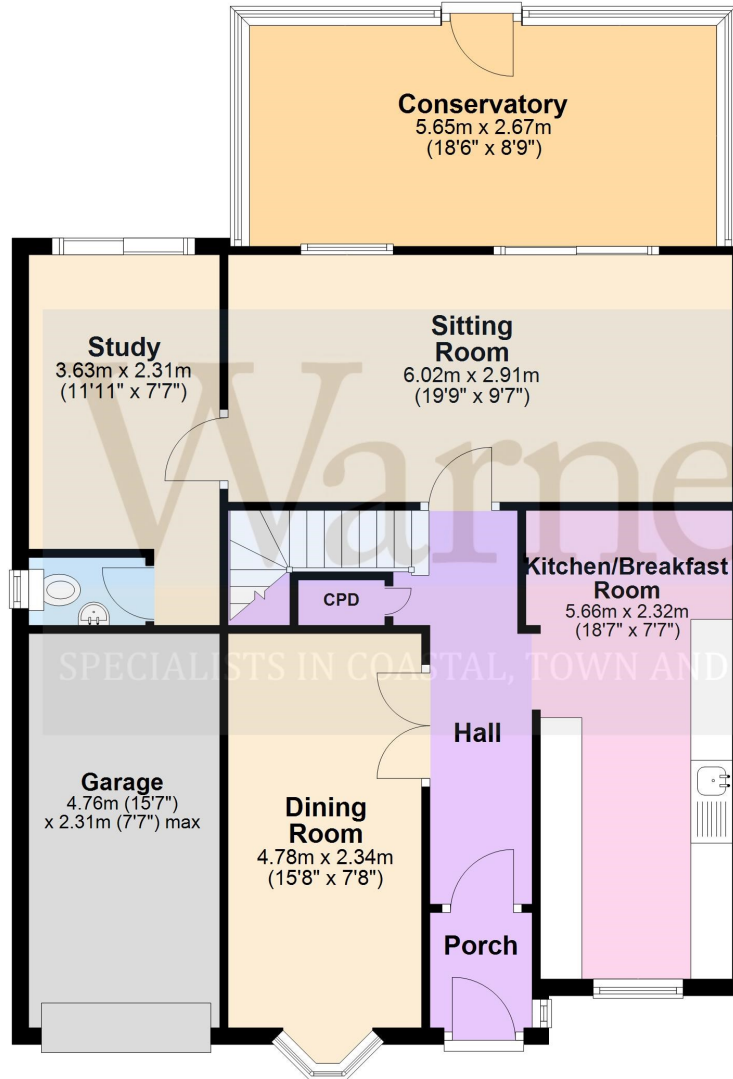
**SERVICES** Mains: water, electricity and drainage. Electric heating. EPC Rating: E. Local Authority: Rother District Council. Council Tax Band: tba.

**VIEWING** Through WarnerGray Tel. 01797 290050 email : rye@warnergray.co.uk



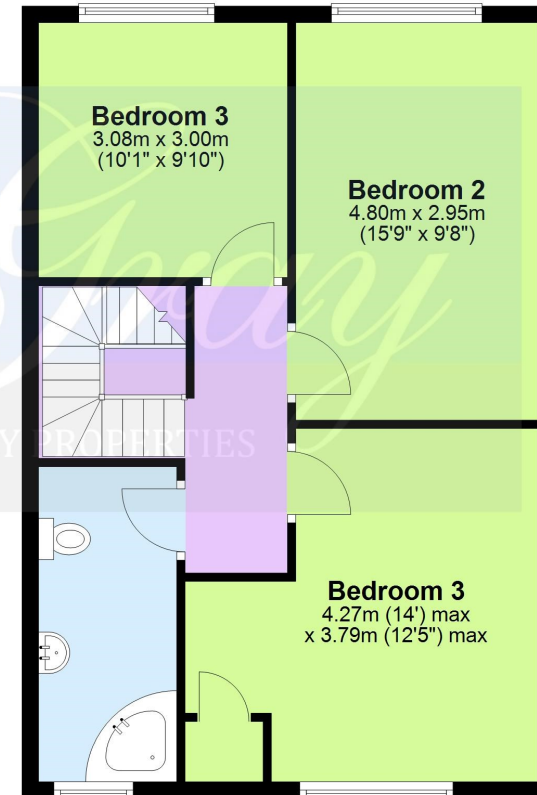
## Ground Floor

Approx. 93.2 sq. metres (1003.3 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 148.6 sq. metres (1600.0 sq. feet)

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 the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



