

THE MODERN HOUSE



*Camber, East Sussex
Sold*

Old Lydd Road

This is an exciting opportunity to acquire one or more of four plots superbly situated behind the beachside dunes of Camber Sands, near Rye. Planning permission has been granted for a design by RX Architects to build a series of contemporary three-bedroom houses on Old Lydd Road, each with internal accommodation of approximately 1431 sq ft, off-street parking and private gardens.

The Tour

Each plot will be accessed from the street via a coastal-planted frontage with two parking spaces and concealed bike stores. The design proposes that each unit will be two storeys high, with stained timber cladding and a flat roof. In each house, entry will be to a large ground floor hallway, with a boot room and WC to the right-hand side.

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*South-East England
Sold*

Old Lydd Road

Beyond this will be an open-plan living room and kitchen, arranged to allow space for a dining table with views over the garden. The proposal includes large glass doors that will open onto the rear raised terrace, beyond which will be the private garden. At the eastern side of each garden area, a single storey building will provide storage for bicycles and other items.

At the eastern end, a staircase will ascend to the upper level containing three bedrooms and a family bathroom. The largest bedroom will have provision for inbuilt wardrobes, an en suite bathroom and access to a roof terrace.

Planning permission was granted in December 2020 and each site is offered completely cleared in preparation for immediate construction.

The Area

The site is situated in rare proximity to Camber Sands, a stunning five-mile stretch of unspoilt sandy beach located in East Sussex, close to the Kent border. It has one of the purest and longest dune systems on the south coast, and the only one to be found in East Sussex. Camber sits on the edge of Romney Marsh, dubbed “the fifth continent” by 19th century author Thomas Ingoldsby for its natural beauty, diverse habitats, extensive coastline and rich history. Camber Sands and Greatstone are considered to be among the best and most popular kite and windsurfing beaches on the south and east coasts.

In the immediate vicinity of Old Lydd Road are the famous Rye Golf Club links course and Rye Harbour Nature Reserve. This lies within a large triangle of land extending south from Rye, along the River Rother, past Rye Harbour to the sea; then westward to Winchelsea Beach and northwards along the River Brede. Within ten minutes walk is the excellent Gallivant, a well-regarded dune-side restaurant with a bar, beach huts and rooms. The historic town of Rye is approximately four miles away and has a wide range of local shops, pubs, restaurants. It can also be accessed via an off-road cycle route from Camber, taking around 20 minutes. The popular towns of Hastings and Tenterden are easily accessible.

The station at Rye runs services to London St Pancras taking approximately one hour, and links to the Continent via the high-speed line through Ashford International.

Please note: A Community Infrastructure Levy (CIL) of approx. £20,000 per house will be applicable.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.