

THE MODERN HOUSE



Camber, East Sussex
£585,000 Freehold

First Avenue

This wonderful three-bedroom detached house is situated on First Avenue, just a short stroll through the dunes from the beautiful Camber Sands beach. Meticulously refurbished to marry modern details with coastal tranquillity, the black timber cladding encloses the serene interiors, finished with white walls, oak floorboards, and exposed pitch pine beams. Bi-fold doors open into a beautifully landscaped shingle garden with ample space for outdoor furniture, complete with an outdoor shower.

The Tour

The house sits on a wonderfully quiet street, a short walk from the beach. Its handcrafted clay tile roof crowns wooden panelling, paying homage to the local vernacular, its dark colour adding a contemporary touch. The front door leads into the living space, bathed in natural light. Arranged in an L-shaped open plan, the room curves around the rear garden, seamlessly blending the boundaries between indoors and outdoors. Large bi-fold doors allow the space to be fully open to the outside, creating a fluid and versatile environment.

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The kitchen sits beneath a skylight and has wonderful views of the garden. Appliances have been integrated into low-level cabinetry, creating a minimalist finish accentuated by a monochromatic colour palette. The countertops are white Corian, and the island has an overhang, allowing stools to be placed underneath.

The main bedroom is on the ground floor, defined by its pitched roof and a skylight set among exposed beams. Built-in wardrobes span the length of one wall, offering ample storage space. An oak staircase ascends to the first floor, where two serene double bedrooms with pitched roofs and exposed beams are positioned on opposite sides. Eaves storage can be found in both rooms.

The beautifully designed family bathroom is located on the ground floor. Carefully chosen tiles from Domus and Claybrook line the walls, accented with stylish brass fixings. Adjacent to the living room is a space currently used as a workshop and garage.

Outdoor Space

The shingle garden is thoughtfully designed, creating a tranquil retreat landscaped with eucalyptus trees, seagrass and hot poker plants. The bi-fold doors connect the interior living spaces with a decked patio, leading to a Dungeness-style shingle garden. With ample outdoor furniture space, it is an idyllic spot to relax after a day at the beach.

The Area

The house is situated within rare proximity of Camber Sands, a stunning five-mile stretch of unspoilt sandy beach located in East Sussex, close to the border with Kent. 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. In the immediate area is the famous Rye Golf Club links course and Rye Harbour Nature reserve, which lies within a large triangle of land extending south from Rye, along the River Rother, past Rye Harbour to the sea, westward to Winchelsea Beach and northwards along the River Brede.

Camber Sands and Greatstone are also considered to be among the best and most popular kite and windsurfing beaches on the south and east coasts.

Within ten minutes' walk is the excellent Gallivant, a well-regarded dune-side restaurant with bar, beach-huts and rooms. The historic town of Rye is approximately four miles away and has a wide range of local shops, pubs, and 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.

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With its wide range of shops, pubs, restaurants, and train station, Rye is approximately a 10-minute drive away, with services from Rye to London St Pancras taking about one hour. Ashford International is about 20 miles north, providing links to the continent and London via the high-speed line.

The popular towns of Hastings and Tenterden are easily accessible. Dungeness and the beaches at Winchelsea and Pett are a short drive away.

Council Tax Band: C



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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”.