

RYE AND ITS ENVIRONS, KITE SURFERS PARADISE

Property Turner is often asked about the best accessible sandy beaches in the South and one of the answers has to be Camber Sands, 3 miles outside Rye.

Camber sands is a 4 mile stretch of sandy beach with sand dunes undulating behind and can feel like the Med on a summers day but locals love it even more in the winter. Dog walks are allowed along the whole beach from November through March and walking there last Saturday, 1st November, it was alive with horses galloping at the sea shore, donkeys plodding along, dog walkers and a plethora of kite surfers, I counted at least 75 surfers out. Many of these will have come from the Kite Surf Centre, who are open all year; Rye Water Sports on a nearby lake also does excellent lessons in sailing and windsurfing,

There are a small number of properties right on the sands at Camber at The Suttons but apart from these houses Camber village itself is not that exciting. However medieval Rye is only 3 miles away and makes a great base for a family second home. Rye is charming and bijou and has an eclectic mix of locals with artistic talent and sophistication along with ex Londoners looking for a community and sophisticated feel. There are a number of great eateries, independent shops and The George Hotel in the heart of the town sets the tone. The Rye Retreat Spa is as you would expect and is well loved by locals and tourists alike. A new two screen independent Arts cinema is due to open by Christmas. The town does not close in the winter and there is a full calendar of food, music and art festivals throughout the year. Look out for Mapp and Lucia, out this year, on the BBC, filmed in Rye.

Four miles in the other direction is Pett Level with a number of large properties right on the pebble sea front.

Rye is very accessible, 25 minutes from Ashford. Ashford to St Pancras in 38mins on the fast HS1 train HS1, know as the happy commuter train. Funding has been agreed to extend the fast line to Hastings, stopping at Rye en route.

We have also noticed a recent trend of people selling their flats in London and their 2nd home in Rye and buying a family home on Romney Marsh towards

Ashford. Romney Marsh villages are good value, a typical 4 bedroom farmhouse with a large garden within 25 minutes of Ashford will be about £650,000. 4 bedroomed Period properties in Rye Citadel with a small town garden are about £450,000.

The Kent, East Sussex border should be on the radar. There are interesting areas that have good value homes with a commutable train. Don't worry about HS2, look at HS1 and what The Happy Commuter Train offers you now. Watch this space.