

**RUSH
WITT &
WILSON**



**2 Landgate Cottages North Street, Winchelsea, TN36 4HS
Guide Price £325,000 Freehold**

Rush Witt & Wilson are pleased to offer this charming period cottage on the outskirts of the ancient town of Winchelsea enjoying extensive rural views to the front. The well proportioned accommodation is arranged over two floors and comprises two generous double bedrooms, living room with log burner, separate dining room, adjoining kitchen and a ground floor bathroom. Externally there is a planted area to the front and good sized garden to the rear comprising courtyard and split level terraces. The property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase.

For further information or to arrange a viewing please contact the Rye office on 01797 224000.



Locality

The property is situated on the outskirts of the ancient town of Winchelsea, enjoying distant rural views from the front elevation over the Brede Valley to Rye and beyond.

Local amenities include a general store, public house/restaurant and primary school. There are many clubs and societies in Winchelsea including bowls and cricket clubs, garden society, art, literary, ancient monuments and second wednesday club with a speaker.

Further shopping, sporting and recreational amenities can be found in the historic coastal town of Hastings or Cinque Port town of Rye, each of which are only a short drive away.

Just outside the town there is a railway station with services to the City of Brighton in the west and to Ashford where there are connecting, high speed, services to London.

At nearby Winchelsea Beach there is access to miles of open shingle beach which extends to the cliffs at Fairlight to a nature reserve at Rye Harbour where there are also launching and mooring facilities.

Front Door

Glazed panel door opens to:

Living Room

11'10 x 10'1 (3.61m x 3.07m)

Window to the front elevation, fireplace with inset log burner, display/storage shelving to one side, deep understairs storage cupboard, stairs to the first floor.

Dining Room

11'11 x 10'2 (3.63m x 3.10m)

Window to the rear elevation, feature fireplace, recessed shelving, further understairs storage cupboard, tiled floor, open plan to:

Kitchen

9' x 7'1 (2.74m x 2.16m)

Vaulted ceiling, skylight window and door to side, fitted with a range of traditional style cupboards and drawer base units,

integrated dishwasher, integrated bin storage, upright unit housing oven and grill with further cupboard above and pan drawer beneath, stainless steel worktop with an inset four burner gas hob with extractor oven, butler style sink with wooden drainer, further cupboards under, space and point for a fridge/freezer, quarry tiled floor, door to:

Bathroom

6'4 x 4'10 max (1.93m x 1.47m max)

Windows to the side and rear, small bath with mixer tap and shower attachment, wash basin, wc, utility cupboard with space and point for washing machine with wall mounted boiler above.

First Floor

Landing

Stairs rise from the living room

Bedroom

11'11 x 10'3 (3.63m x 3.12m)

Window to the front enjoying far reaching views over the Marsh to Rye in the distance, ornamental fireplace, extensive recessed shelving.

Bedroom

11'11 x 10'4 (3.63m x 3.15m)

Window to rear, ornamental fireplace, built-in shelving.

Outside

Front of Property

Brick steps rise to the property with terraced flower / shrub beds.

Garden

A landscaped garden to the rear enjoys a southerly aspect and comprises courtyard area accessed from the kitchen with attractive stone steps to a small terrace, further steps rise to a circular brick paved patio and a 'mill stone' step to further area of garden divided by managed planting, the rear garden has been thoughtfully designed with a variety of trees shrubs and seasonal flowers to create a tranquil haven.

There is a shared concrete path passing behind the cottages over which there is a right of way.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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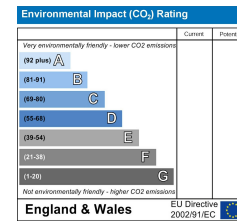
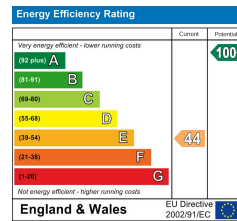
4. VAT: The VAT position relating to the property may change without notice.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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