

RUSH  
WITT &  
WILSON



**Hawthorns Pett Level Road, Winchelsea, East Sussex TN36 4ND**  
**Guide Price £360,000**

Rush Witt & Wilson are pleased to offer a well-presented attached bungalow set in a popular coastal village offering garage and off road parking.

The well proportioned accommodation comprises of a living room, modern fitted kitchen, two double bedrooms and a modern fitted shower room. To the front of the property is a driveway leading to parking area and garage, with lawn to the side surrounded by mature planting. The rear garden is accessed from the kitchen with a patio area leading to the lawn with summer house.

For further information and to arrange a viewing please call our Rye office 01797 224000



## **Locality**

Hawthorns is situated in the much sought after coastal village of Winchelsea Beach, only a short walk from the stunning beach which extends to the cliffs at Fairlight in one direction and to Rye Harbour in the other where there is a nature reserve and mooring and launching facilities available.

Village amenities include the Co-op general store which is open seven days a week and has a Post Office. There is a public houses, restaurants/ takeaways, butchers and delicatessen, as well as a fishmonger/greengrocer, parish church and active community hall/ association.

## **Reception hallway**

Door to the front. Access to loft space. Radiator. Built in double cupboard.

## **Bedroom 1**

14'0" x 10'11" (4.29 x 3.35)

Window to rear, built in wardrobes

## **Bedroom 2**

11'2" x 9'10" (3.41 x 3)

Window to rear, built in wardrobes

## **Shower room**

9'9" x 5'4" (2.98 x 1.65)

Walk in shower, toilet, basin, window to side, airing cupboard

## **Living Room**

16'6" x 12'9" (5.03 x 3.9)

Window to front, electric fireplace

## **Kitchen**

12'6" x 9'6" (3.82 x 2.92)

A range of modern fitted base and eye level units comprising inset sink with window over, induction hob and extractor fan with space for oven, fridge / freezer and washing machine.

## **Outside**

A shared drive leads to private parking / turning area and an integral garage.

To the front is a well stocked flower bed. A path to the side leads to the rear garden which is mostly lawn and a paved terrace . Timer summerhouse / studio.

## **Garage**

15'5" x 9'2" (4.7 x 2.8)

Up and over door to the front. light and power connected.

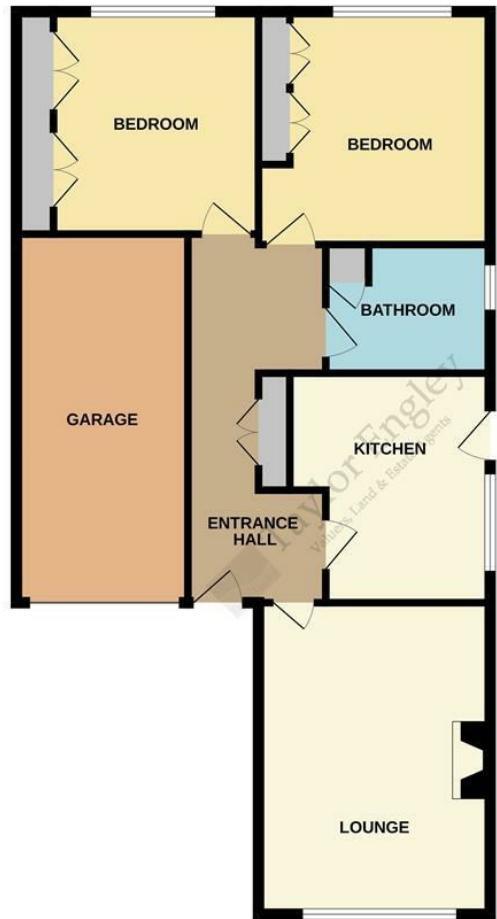
## **Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C





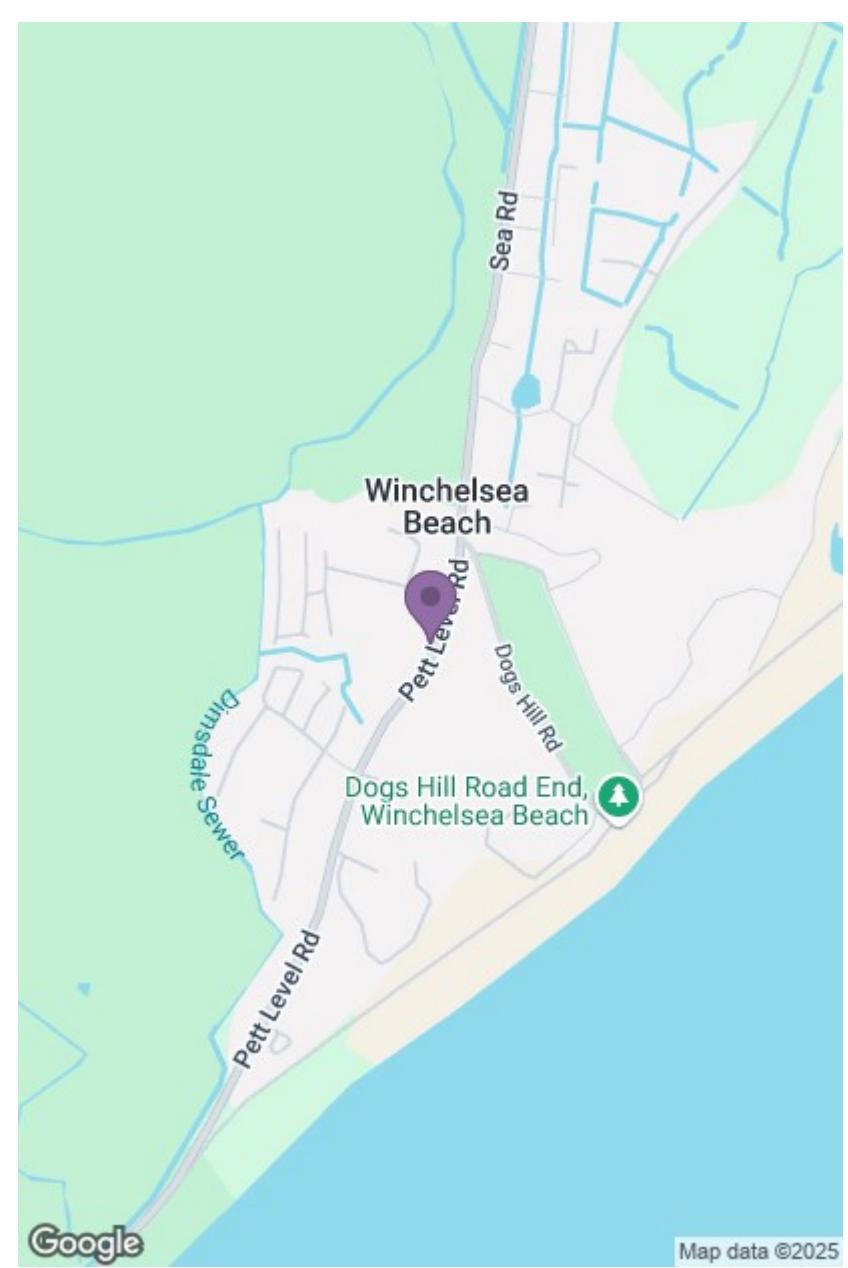
TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, dimensions, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used by prospective purchaser. The dimensions and approximate areas have not been tested as to their operability and no guarantee can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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