

**RUSH
WITT &
WILSON**



**The Dons Victoria Way, Winchelsea Beach, TN36 4NH
Guide Price £250,000**

LOCATED ONLY A SHORT WALK FROM THE BEACH - HOLIDAY HOME / INVESTMENT OPPORTUNITY

Rush Witt & Wilson are pleased to offer a freehold site licenced for two holiday home.

There is a NEWLY CONSTRUCTED LODGE in situ comprising open plan living / dining room and modern kitchen, three bedrooms and a bathroom.

There is a hardstanding for a further unit.

Detached utility / laundry room.

Off road parking.

Consent is for use 10.5 months a year.

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

Locality

Occupying a tucked away position in the heart of Winchelsea Beach, a popular seaside village on the south coast of England.

Local amenities include supermarket/post office, public house/restaurant, butchers/delicatessen, fishmongers/game store, takeaways and an active community hall / association.

Further shopping, sporting and recreational amenities can be found in the historic coastal town of Hastings and ancient Cinque Port town of Rye, each of which are only a short drive away and also accessed by a regular bus service.

A short walk away there is access to miles of open shingle beach which extend to the cliffs at Fairlight to a nature reserve at Rye Harbour and forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

The Plot

A level site measuring approx. 30m x 12 m. There is consent for two units for use 10 1/2 months a year.

The Lodge

A newly constructed detached lodge is sited

Living Room / Kitchen

19'5" x 17'8" (5.94 x 5.40)

A light and airy, triple aspect living space.

Kitchen - fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Hob with oven beneath and extractor over. Wall mounted boiler.

Inner Hallway

Bedroom

10'10" x 9'5" window to the side. (3.32 x 2.88)

Window to the side.

Bedroom

10'10" x 9'4" (3.31 x 2.87)

Window to the side

Bedroom

9'4" x 5'3" (2.87 x 1.61)

Bathroom

6'10" x 5'9" (2.09 x 1.77)

A white suite comprising shaped bath, wash basin and wc. Window to the side.

Utility / Laundry Room

8'5" x 6'5" (2.58 x 1.96)

Window and door to the front. Light, power and water connected. Space and plumbing for washing machine. Toilet.

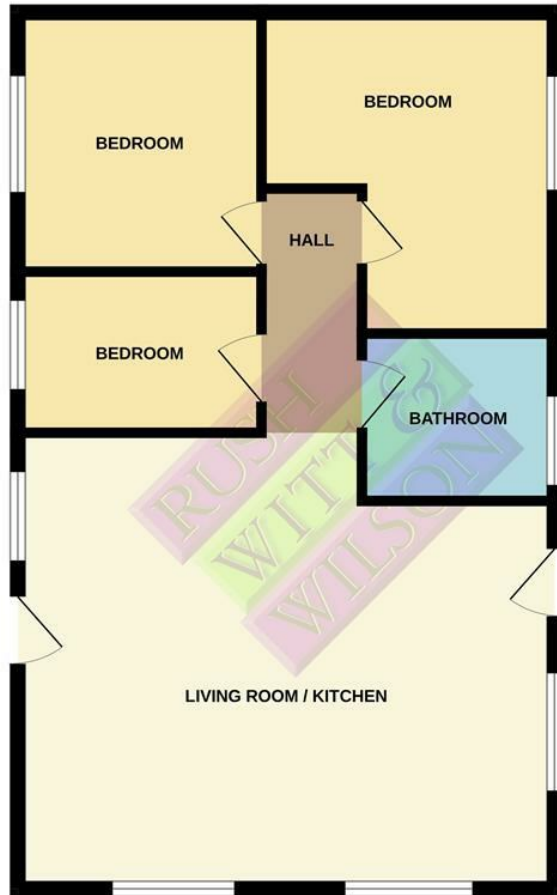
Agents Notes

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 TBC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan and details of doors, windows, rooms and any other items are approximate and no responsibility is accepted for omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon as a statement of fact. The services, systems and appliances shown have not been inspected and their operability or efficiency can be given. Made with Metropix ©2024

