The Strand, Winchelsea, East Sussex TN36 4JT
Guide Price £400,000 Freehold

Rush Witt & Wilson are pleased to offer a charming Grade II listed character cottage boasting attractive stone, tile hung and weather boarded elevations. Internally there are wealth of period features including exposed stone wall and beams. The property borders National Trust and there is easy access to public foot paths / rural walk including by the Royal Military Canal.
There is an opportunity to enhance by undertaking modernisation and improvement works and this has been reflected in the competitive asking price. The well proportioned and versatile accommodation is arranged over two floors, this comprises living room with inglenook, second reception room, dining room and kitchen/breakfast room. The first floor comprises four bedrooms and a bathroom. There is driveway access to the left hand side and a generous garden ideal for keen horticulturist or family. The beach is also readily accessible on foot or by bicycle. Offered CHAIN FREE.
For further information and to arrange a viewing, please contact our Rye Office 01797 224000.

Locality
The property is situated on the outskirts of historic town of Winchelsea.

The town and adjoining village of Winchelsea Beach offer a range of daily amenities to include general stores, post office, public house/restaurants, butchers, delicatessen, tea rooms, primary school and fishmonger / greengrocers.

Further shopping, sporting and recreational amenities can be found in the nearby ancients cinque ports town of Rye, which also boasts the famous cobbled Citadel, working quayside as well as weekly farmers and general markets.

There is railway station just a short walk away that offers regular services to Ashford where there are connecting, high speed, services to London.

Entrance Porch
Door through to:

Living Room
17'5 x 13'7 (5.31m x 4.14m)
Bay window to the front, inglenook fireplace, exposed stone wall, stairs rising to the first floor.

Further Reception Room
13'1 x 11'1 (3.99m x 3.38m)
Double aspect with bay window to the front and side elevations, fireplace with inset log burner.

Dining Room
13' x 9'4 (3.96m x 2.84m)
Window to the side elevation, door through to:

Kitchen/Breakfast Room
14'10 x 9'11 (4.52m x 3.02m)
Door and window to the rear elevations, fitted with a range of cupboard and drawer base units.

First Floor

Landing
Doors off to the following:

Bedroom
14'9 x 12'7 (4.50m x 3.84m)
Double aspect with windows to the front and side elevations, built in cupboards.

Bedroom
12'5 x 11'2 (3.78m x 3.40m)
Window to the front and side elevations.

Bedroom
11'6 x 9'7 (3.51m x 2.92m)
Double aspect with windows to the side and rear elevations, vaulted ceiling, built in wardrobes.

Bedroom
9'10 x 8'2 (3.00m x 2.49m)
Window to the side elevation.

Bathroom
7'3 x 6'6 (2.21m x 1.98m)
Wc, wash hand basin, panel enclosed bath with mixer tap, two windows to the rear elevations.

Agents Note
Council Tax Band - E

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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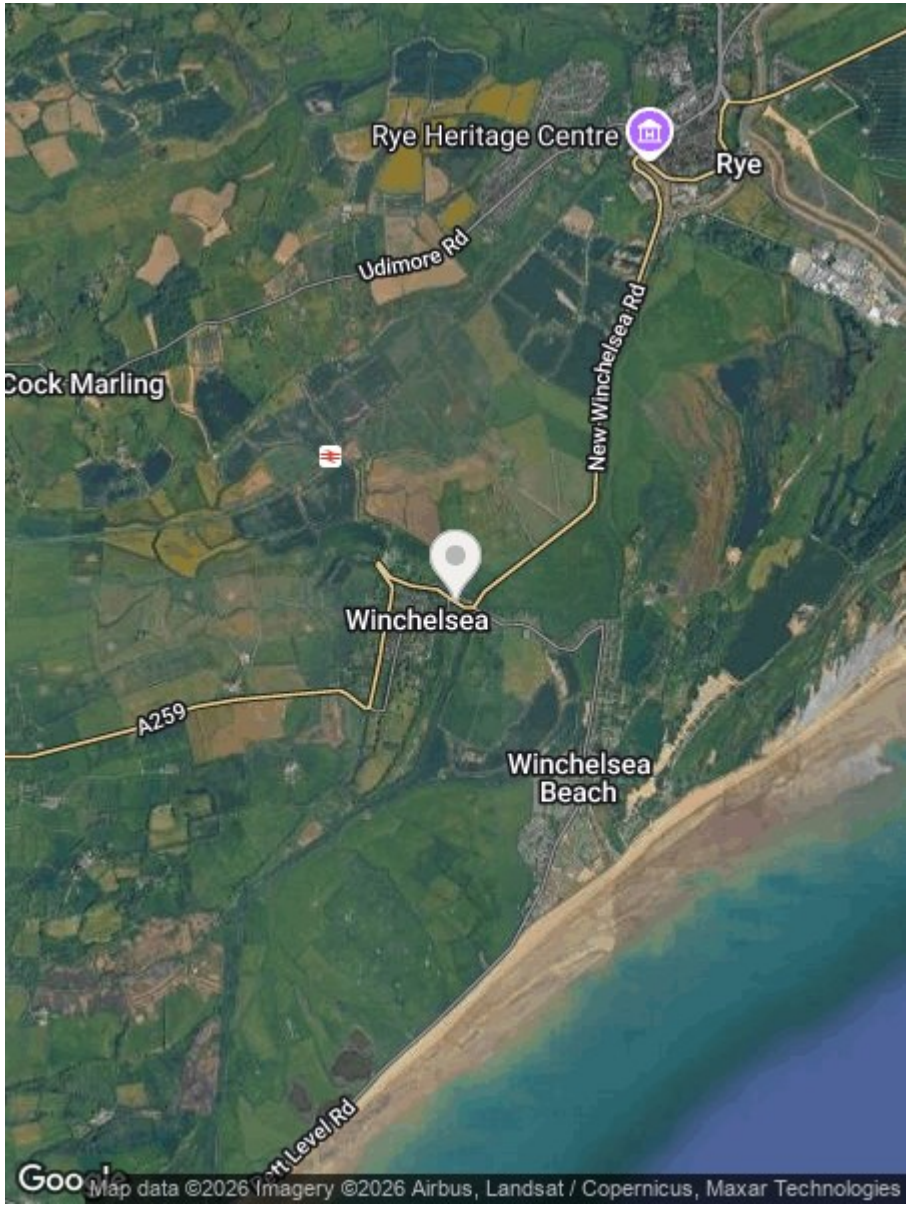

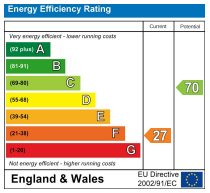

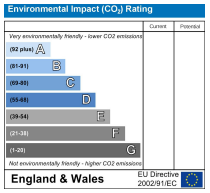

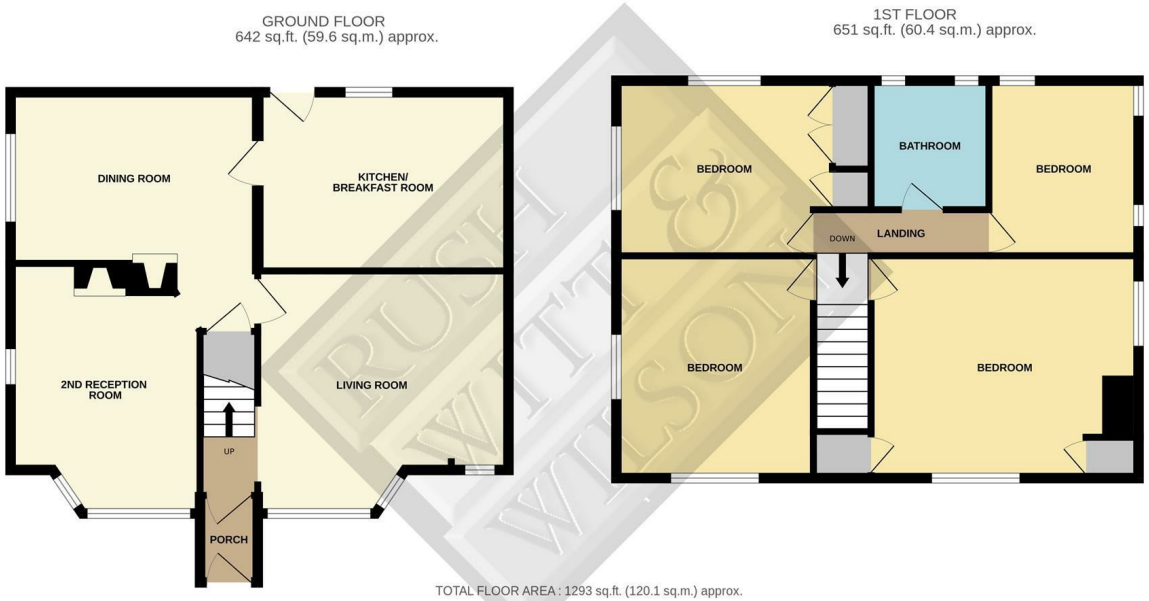

TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

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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The Property Ombudsman

Relocation agent network