

RUSH  
WITT &  
WILSON



**Rose Cottage German Street, Winchelsea, East Sussex TN36 4EN**  
**Guide Price £425,000 Freehold**

**CHARMING GRADE II LISTED HOME IN THE HEART OF THE TOWN - CHAIN FREE**

A character home boasting attractive painted brick elevations with sash windows beneath a mansarded tiled roof.

The generously proportioned and versatile accommodation is arranged over three floors, the ground floor comprises living room, further reception room, kitchen/breakfast room with direct access to the courtyard, and a cloakroom. On the first floor there are two bedrooms, one with an adjoining dressing room/study, a large bathroom and further cloakroom. On the top floor there are two additional bedrooms.

From the upper floors views are enjoyed towards the church and the English Channel beyond.

**Walled courtyard**

There is scope to enhance by undertaking further modernisation / improvement works and this has been reflected in a competitive guide price.

Offered CHAIN FREE and AVAILABLE FOR EARLY OCCUPATION.

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



## Locality

Situated in the heart of the ancient town of Winchelsea, a most enchanting and unspoilt town on the South Coast.

Local amenities include a general / delicatessen, coffee shop, public house / restaurant and primary school. There are many clubs and societies in the town 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 the 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 Brighton and to Ashford with 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.

## Reception Room

13'1 x 11'9 (3.99m x 3.58m )

Ornamental fireplace and window to the front elevation, door to:

## Living Room

20'5 x 10'11 (6.22m x 3.33m)

Fireplace with inset real flame gas fire, window to the front, double sliding doors to:

## Kitchen/Breakfast Room

19' x 13'4 (5.79m x 4.06m )

Extensively fitted with a range of traditional style cupboard and drawer base units, matching wall mounted cabinets and an upright larder unit, complimenting worktop with inset sink, space and point for fridge/freezer, space for further free standing appliances, wall mounted gas fired boiler, windows to either side, door to the side leading out to the courtyard.

## Inner Lobby

Stairs rising to the first floor.

## Cloakroom

6'9 x 3' (2.06m x 0.91m)

Wash basin, wc.

## First Floor

### Landing

Doors off to the following:

### Study/Dressing Room

9'3 x 6'10 (2.82m x 2.08m )

Window to the rear, built-in wardrobe, door to:

### Bedroom

13' x 11'4 (3.96m x 3.45m )

Window to the front, range of built-in wardrobes, further shelved cupboard.

### Bedroom

13'3 x 12' max (4.04m x 3.66m max)

Two windows to the front enjoying views towards the church, ornamental fireplace.

### Bath/Shower Room

14'7 x 11'2 (4.45m x 3.40m )

A generously proportioned room with range of bespoke cupboards, a central bath, wash basin, wc, bidet, separate shower, heated towel rail, radiator, window to the side.

### Cloakroom

4'9 x 2'11 (1.45m x 0.89m )

Window to the side, wc.

## Second Floor

### Landing

Stairs rise from the first floor landing to a further landing with window to the rear.

### Bedroom

20'4 x 10'3 max (6.20m x 3.12m max)

Double aspect with windows to the front and rear elevations.

### Bedroom

12'9 x 12'2 (3.89m x 3.71m )

Window to the front, built-in wardrobe, pedestal wash basin.

### Outside

Enclosed courtyard with pedestrian gate to the rear which we are advised has right of way over the New Inn carpark.

## Agents Note

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.

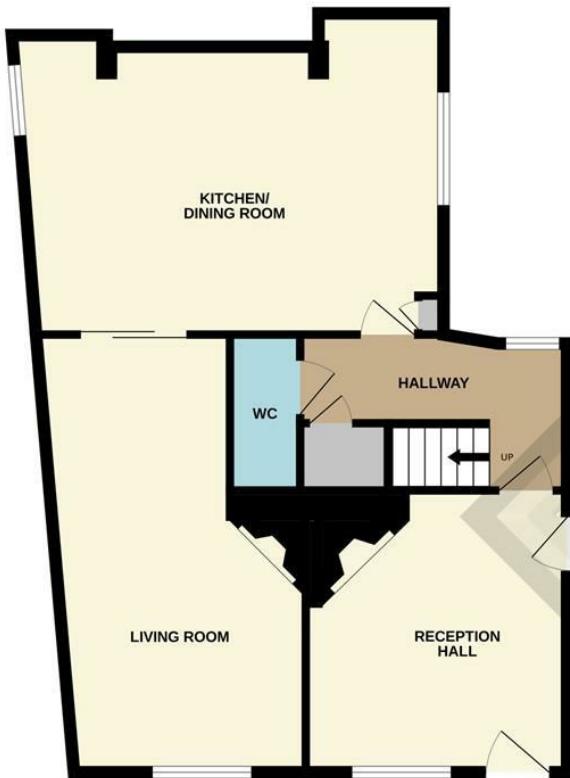
Council Tax Band – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



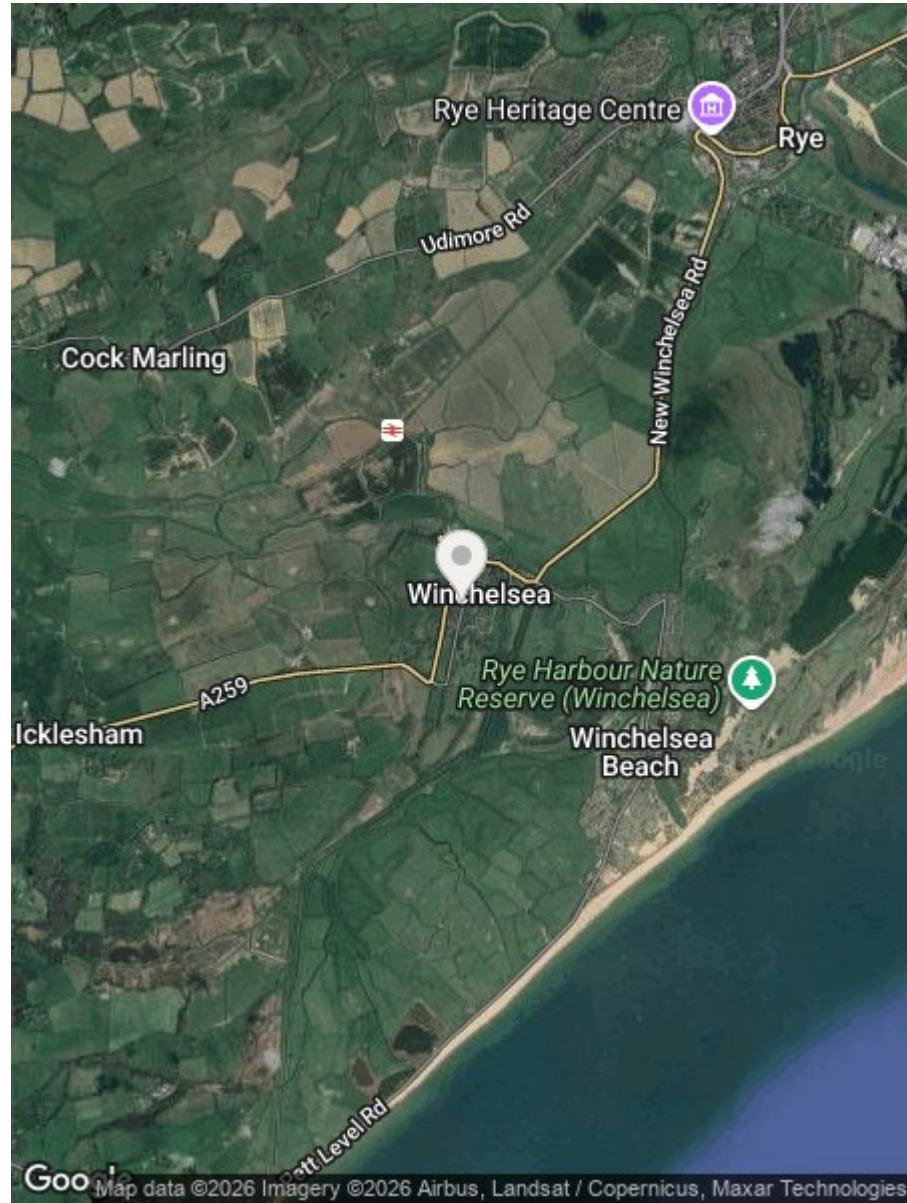
2ND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	80
(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		
(55-68) 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	