

**RUSH
WITT &
WILSON**



**Kismet Sea Road, Winchelsea Beach, East Sussex TN36 4LD
Guide Price £650,000**

Rush, Witt & Wilson are delighted to present to the market this most unique detached family home, moments walk from the beach.

Considered suitable for a wide variety of purchasers including those looking for multi-generational living, this home must be viewed to be appreciated for its versatile accommodation.

Particular features of the property include the rear garden with a large patio suitable for accommodating the entire family, perfect for alfresco dining in the summer or winter months, leading to a large expanse of lawn beyond. To the end of the garden there is an area perfect for any keen gardener with a large shed and greenhouse. Another feature which any owner will not get tired of seeing, are the stunning views to the front over the Marsh and towards the historic town of Winchelsea.

In principle the accommodation arranged over three floors comprises on the ground floor, open plan kitchen/diner with large conservatory adjoining, family room/bedroom and a utility room. To the first floor there is the primary living room with enclosed balcony, bedroom one (formerly two bedrooms) and a bathroom. On the second floor there are a further four bedrooms and a shower room.

An integral garage and large driveway to the front ensure that there is enough parking for all family members and visitors.

Viewings are highly recommended to appreciate everything this property has to offer and can be arranged by contacting our Rye office on 01797 224000.



Locality

Kismet is situated in the increasingly sought after coastal village of Winchelsea Beach, with views over farmland and 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 are public houses/restaurants, butchers and delicatessen, as well as a fishmonger/greengrocer, parish church and an active community hall . association.

The ancient Cinque Port town of Rye is only a short drive away and there is also access via a regular bus service where there can be found primary and secondary schooling, sports centre and indoor swimming pool, weekly farmers' and general markets along with an array of specialist and general retail stores.

Entrance Porch

7'10" x.29'6" (2.39 x.09)

Reception area

14'9" x 8'5" (4.51 x 2.58)

Door to the front. Open tread stairs rise to the first floor. Radiator.

Utility / cloakroom

Range of units, wooden worksurface with inset sink. Space and plumbing for washing machine. WC. Window to the rear. Generous wall tiling. Heated towel rail.

Kitchen / Dining Room

25'10" x 11'8" (7.89 x 3.56)

Double doorway from the reception area leads to the dining room with full height window to the front. Radiator. Open plan to a modern kitchen with breakfast bar divide. Fitted with a range of white cupboard / drawer base units, matching wall mounted cupboards and glazed cabinets. Complementing worksurface with inset sink. Space and point for range, space too for fridge / freezer. Tiled floor. Window to the side, further window and door to the rear leading to conservatory.

Conservatory

30'6" x 14'9" max (9.30 x 4.51 max)

A light and airy living space. Radiator. Door to the side. Double doors to the rear leading to garden.

Family room / ground floor bedroom

13'0" x 12'0" (3.97 x 3.67)

Window to the rear. Radiator.

First Floor

Stairs rise from the reception area.

Living room

20'11" x 17'8" max (6.40 x 5.39 max)

Sliding doors to the front lead to an enclosed balcony from which far reaching rural views are enjoyed over farmland to Winchelsea and Fairlight.

Master bedroom

26'1" x 9'10" (7.96 x 3)

Double aspect with windows to the front and rear. Two radiators. Door from the living room, further door to bathroom. Agents note: We are advised that this was formerly two bedrooms.

Bathroom

18'6" x 8'3" (5.64 x 2.54)

Two windows to the rear. A white suite comprising corner bath, back to wall vanity unit with twin basins and wc. Separate shower cubicle. Heated towel rail.

Second floor landing

Stairs rise from the living room. Eaves storage.

Bedroom

10'4" x 10'1" (3.17 x 3.08)

Window to the front. Radiator.

Bedroom

12'10" x 9'0" (3.92 x 2.75)

Window to the rear. Radiator. Recess housing wall mounted boiler. Hot water cylinder.

Bedroom

10'8" x 9'1" (3.26 x 2.77)

Window to the rear. Radiator.

Bedroom

13'10" x 10'1" (4.22 x 3.08)

Window to the front, Radiator.

Shower room

6'8" x 5'8" (2.05 x 1.75)

Window to the rear. Shower cubicle, pedestal wash basin and wc. Radiator.

Outside

To the front is large brick paved hardstanding / terrace, this provides off road parking for several cars and access to the integral garage.

A pathway extends to the right hand side and leads to a good size rear garden.

Steps descend from the conservatory to a level lawn with established flower / shrub border. There is a large paved terrace with further raised bed.

A gate opens to a working area with raised vegetable beds, two greenhouses and a timber garden store. Further hardstanding.

Garage

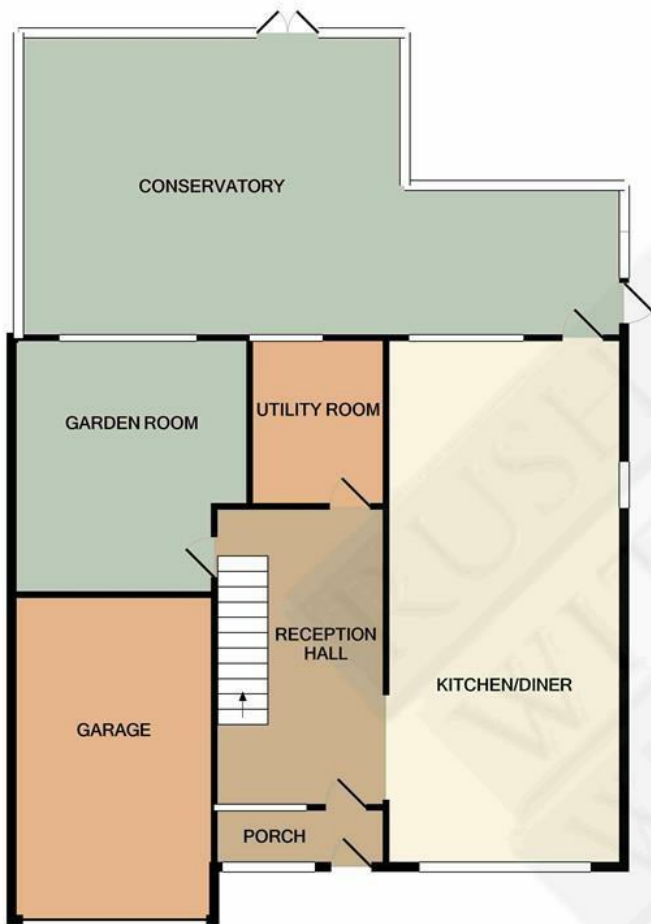
An integral garage with up and over door to the front.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 1170 SQ.FT.
(108.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 780 SQ.FT.
(72.5 SQ.M.)



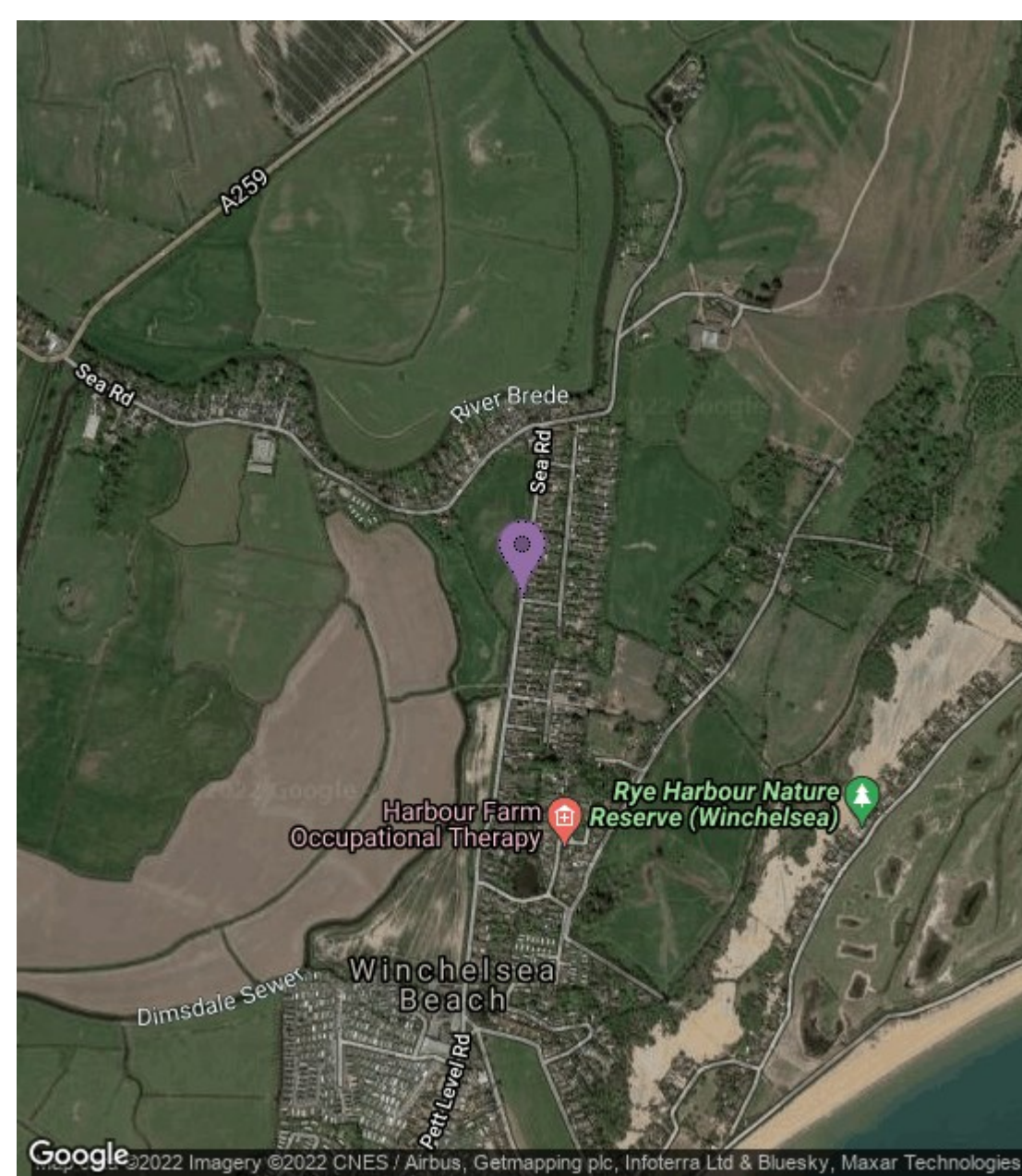
2ND FLOOR
APPROX. FLOOR
AREA 580 SQ.FT.
(53.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2530 SQ.FT. (235.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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