

**RUSH  
WITT &  
WILSON**



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

### FAMILY HOME WITH FAR REACHING RURAL VIEWS

Rush Witt & Wilson are pleased to offer a substantial detached house, ideal for a large or extended family, located in the increasingly popular coastal village of Winchelsea Beach.

The spacious and versatile accommodation is arranged over three floors and comprises open plan kitchen / dining room with large conservatory adjoining, family room / bedroom, utility room. First floor living room with enclosed balcony, master bedroom ( formerly two bedrooms ) and bathroom. The second floor offers four further bedrooms and a shower room.

There is an integral garage and further parking to the front. Good size rear garden with large paved terrace and managed lawn. Further working area with greenhouse / shed.

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



**Locality**

Kismet is situated in the increasingly sought after coastal village of Winchelsea Beach, with views tover 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 thew 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**

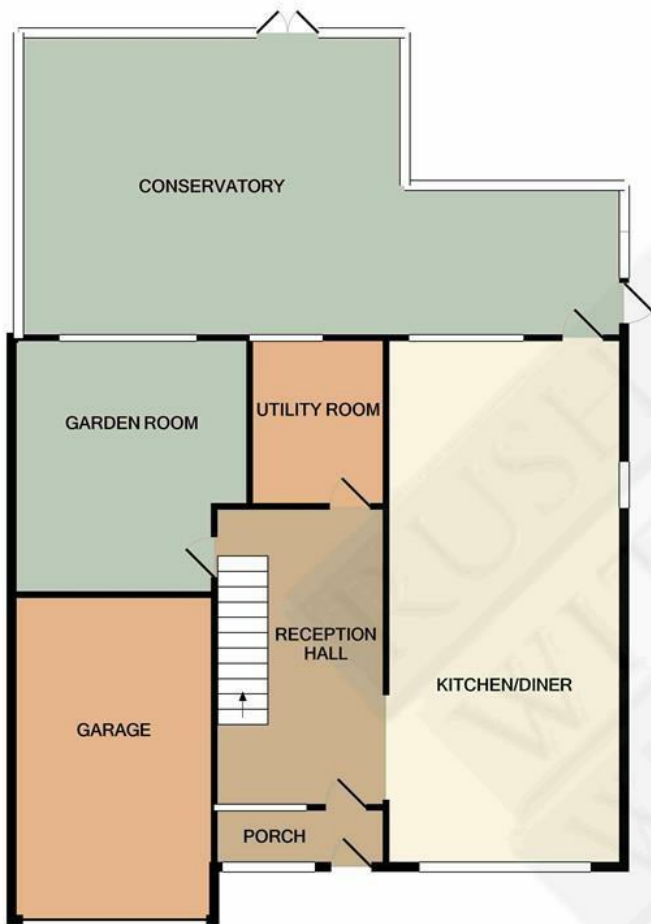
An integral garage with up and over door to the front.

**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.)



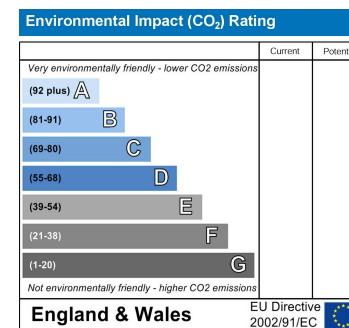
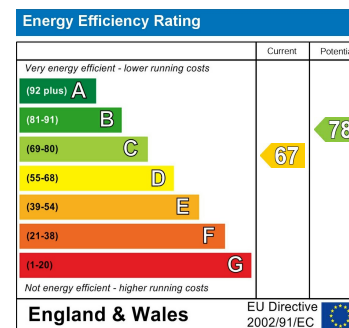
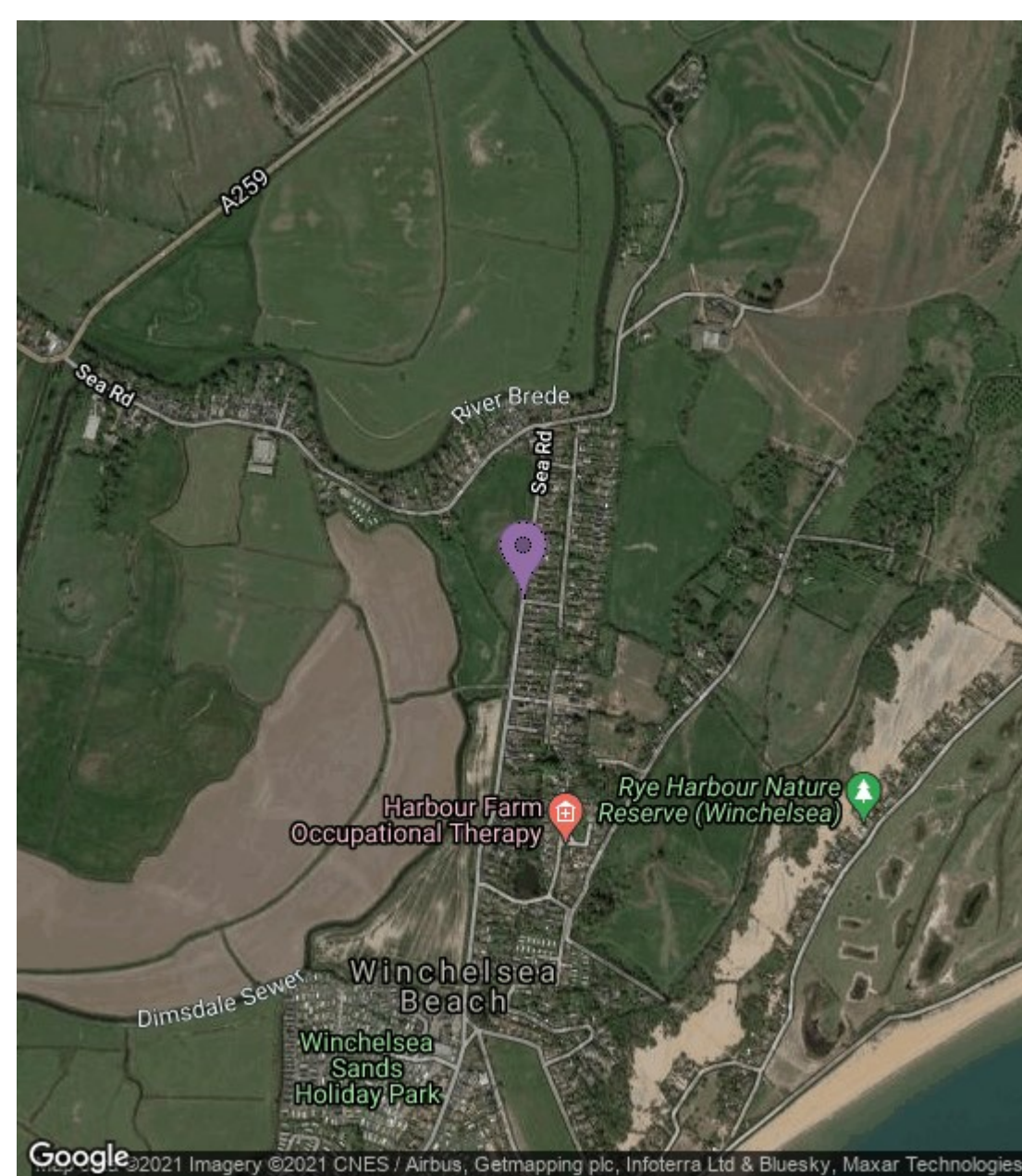
2ND FLOOR  
APPROX. FLOOR  
AREA 580 SQ.FT.  
(53.9 SQ.M.)

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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