

**RUSH  
WITT &  
WILSON**



**The Strand, Winchelsea, East Sussex TN36 4JT**  
**Guide Price £450,000 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.

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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>

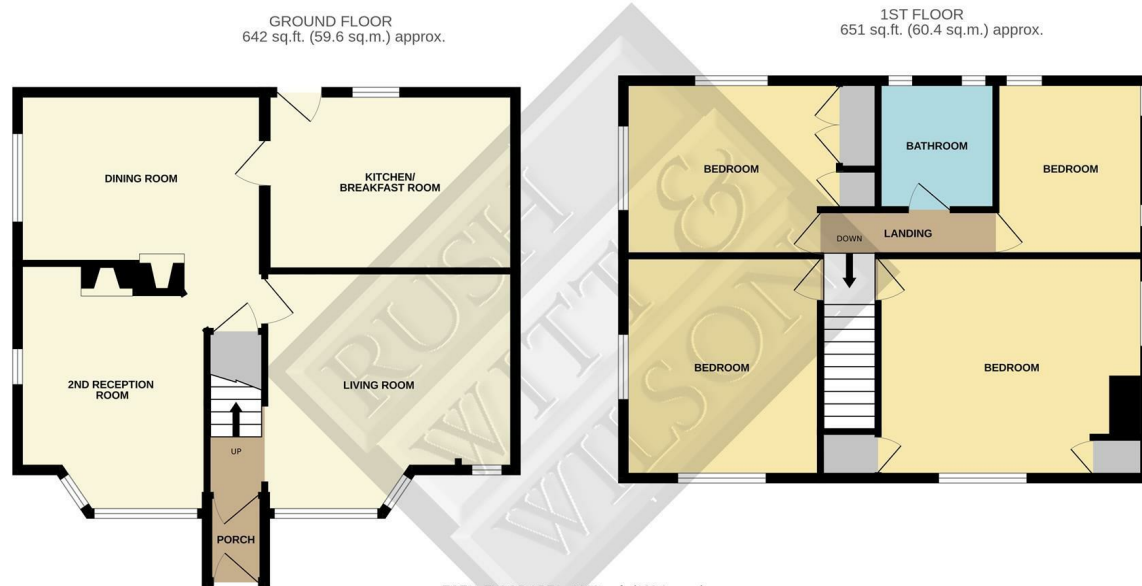
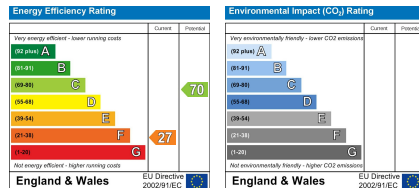
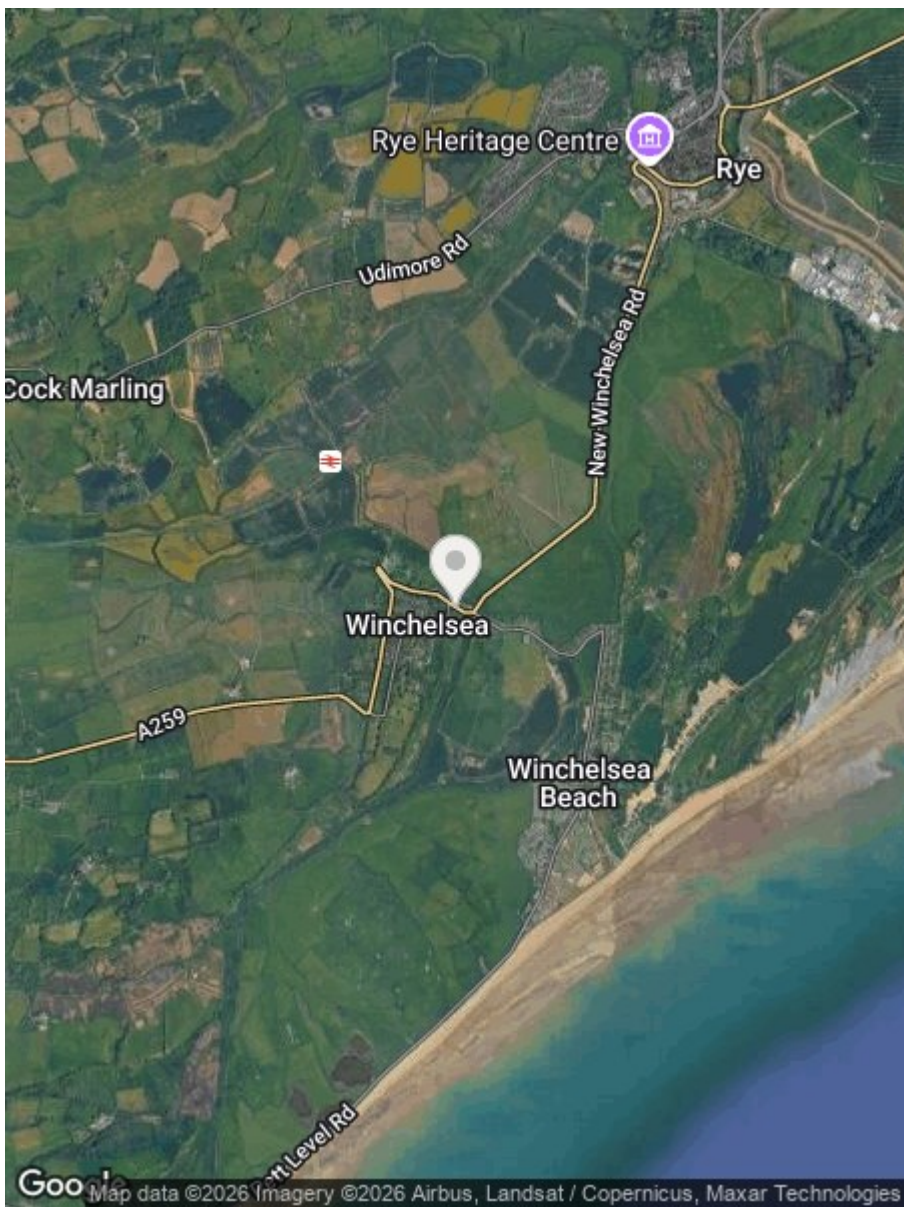












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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