

**RUSH
WITT &
WILSON**



Midhurst Sea Road, Winchelsea, East Sussex TN36 4LA
Guide Price £375,000 Freehold

RIVERSIDE HOME WITH POTENTIAL.

Rush Witt & Wilson are pleased to offer the opportunity to acquire a detached single storey dwelling, on a good size plot backing onto the river Brede. There is an opportunity to enhance by undertaking modernisation and improvement works, there may also be potential to redevelop subject to necessary consents. The accommodation comprises entrance porch leading to a generous reception area, double bedroom with en-suite shower room, open plan double aspect living/dining room, lobby with door through to further bedroom, kitchen/breakfast room, bedroom, bathroom and a conservatory to the rear with access onto the garden. The garden is of a good size incorporating terrace areas and former lawns backing onto the river Brede with far reaching rural views. The property is being offered chain free and the vendors sole agents recommend full inspection.

Midhurst backs onto the River Brede within the increasingly sought after coastal village of Winchelsea Beach, with views towards 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 and an active community hall / association.

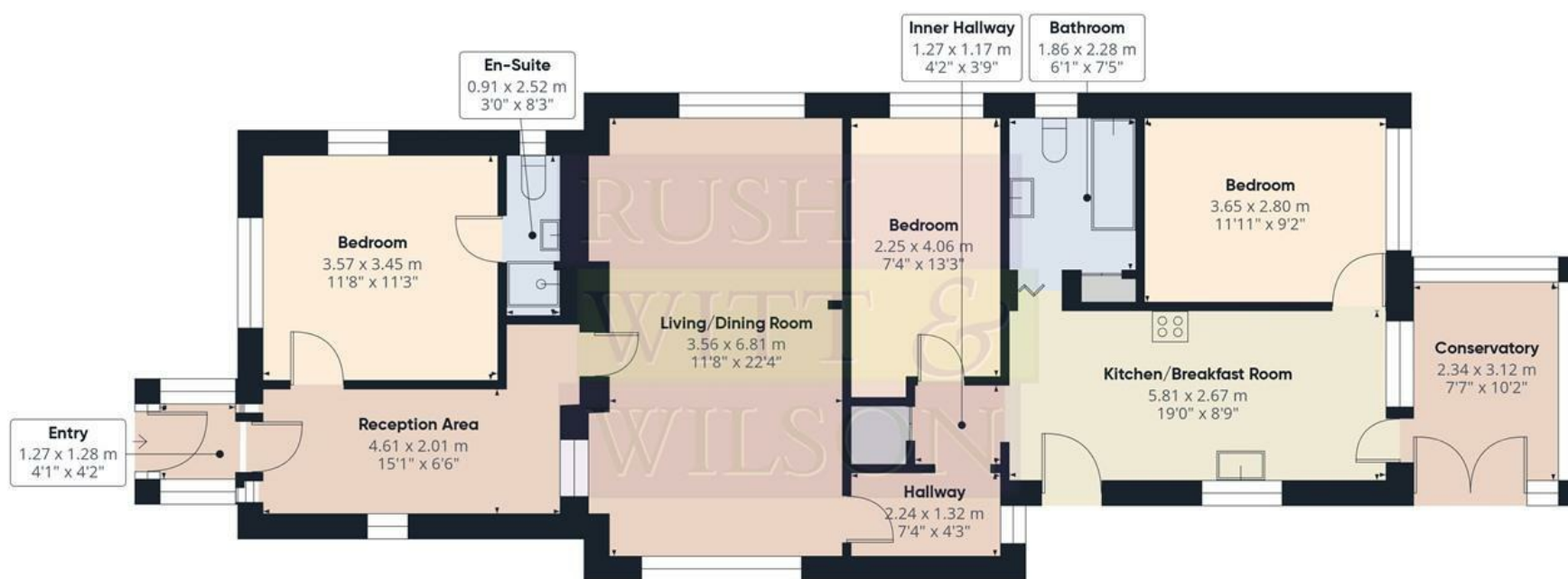
The ancient Cinque Port town of Rye is only a short drive away and there is also access via a regular bus service where there can be found primary and secondary schooling, sports centre and indoor swimming pool, weekly farmers' and general markets along with an array of specialist and general retail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

For further information, please contact our Rye office on 01797 224000.









Approximate total area⁽¹⁾

105.3 m²
1134 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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	80

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	

Council Tax Band - C

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**