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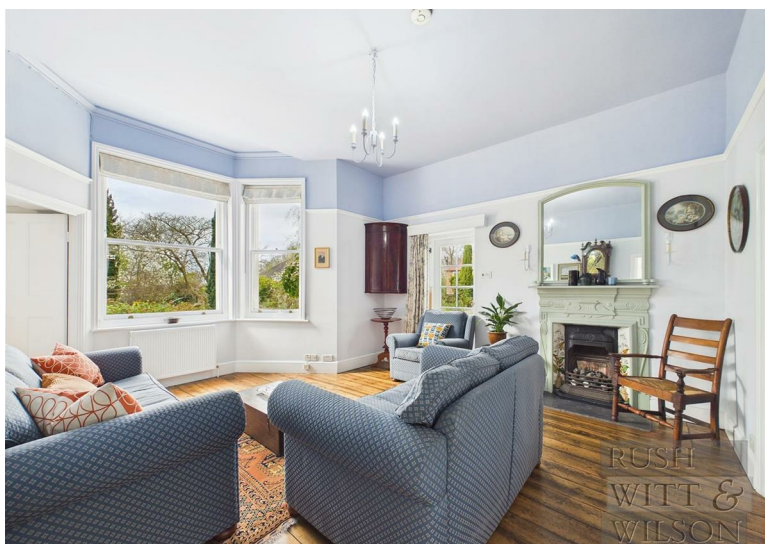
**South Mariteau German Street, Winchelsea, East Sussex TN36 4ES
Guide Price £725,000 Freehold**

South Mariteau is a property of 19th-century origin, forming part of a late 18th-century mansion. It sits in the conservation area of this historic town. The house has attractive stucco elevations, beneath a pitched slate roof. The property offers flexible and well-arranged accommodation, predominantly set over the ground floor, with only the principal bedroom located on the first floor. The majority of the principal rooms enjoy an outlook over or direct access to the gardens. Internal features include high ceilings, stripped wood floorboards, picture rails, and sash windows.

The gardens and grounds are a particular feature and should be inspected to fully appreciate.

Overall, the property offers a combination of period character, flexible accommodation, and well-established south-facing gardens in a desirable and historic setting.

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





Location

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.

The Accommodation

The accommodation is entered via a front door into an entrance hall, with doors leading to bedroom three, the drawing room, and cloakroom.

The cloakroom comprises a low-level WC, wash hand basin, wall-mounted gas-fired combination boiler, and window to the front.

Bedroom three features a sash window to the front, built-in wardrobe, and access to loft space.

The drawing room is a well-proportioned reception room with polished wood flooring, large sash windows overlooking the rose garden, and a door leading onto a side terrace. There is a feature cast iron fireplace with tiled surround and gas-effect fire.

The kitchen/dining room is fitted with a range of solid wood base and wall-mounted units, incorporating a large sink, space and plumbing for a dishwasher and fridge freezer, and a five burner gas hob and built in oven (?and microwave). The dining area benefits from a vaulted ceiling and French doors opening onto the south-facing terrace and garden. A door leads to the shower room, fitted with a walk-in shower, WC, pedestal wash basin, full-height window, and porthole-style feature window. There is also a pull down staircase with access to the storage space in the feature nook above.

The family room is accessed from the drawing room and provides a comfortable second reception space with a sash window overlooking the garden. Steps lead down to the utility/boot room (formerly the garage), which is fitted with tiled flooring, built-in cupboards, shelving, wine store, and provides space and plumbing for a washing machine, tumble dryer, and additional fridge freezer.

The sunroom/conservatory features a roof lantern, tiled flooring, and French doors opening onto the garden.

The inner lobby leads on to bedroom two and the stairs to the principal bedroom. Bedroom two benefits from storage with built-in wardrobes and a full-height window overlooking the coastal themed garden.

The principal bedroom is on the first floor and features a vaulted ceiling, polished wood flooring, conservation-style rooflights, and a projecting bay window enjoying far-reaching views. The en-suite bathroom comprises a panelled bath with shower attachment, low-level WC, pedestal wash basin, wood flooring, and a feature round window.

Outside

Outside, to the front of the property, there is a gravel carriage driveway providing off-road parking and shared access with the adjoining mansion. Side access leads to the gardens, which are a particular feature of the property and have previously been opened as part of the National Garden Scheme and St Michael's Hospice Open Garden Scheme.

The gardens are arranged into three distinct areas. The main garden includes well-established borders, fruit trees, a rockery, areas of lawn, and a pond with waterfall feature, together with a summer house and shed. A middle garden is enclosed by an original ragstone wall and is laid out with a central feature and well-stocked flower and rose beds. A gravel pathway leads to a further coastal-style garden, incorporating an ornamental pond, pebbled areas, driftwood, and seaside planting.

Lobby

6'7 x 3'6 (2.01m x 1.07m)

Cloakroom/WC

4'8 x 3'6 (1.42m x 1.07m)

Bedroom/Study

10'3 x 8'1 (3.12m x 2.46m)

Kitchen/Dining Room

10'10 x 23'11 (3.30m x 7.29m)

Shower Room

10'0 x 9'0 (3.05m x 2.74m)

Drawing Room

16'7 x 13'0 (5.05m x 3.96m)

Sitting Room

11'3 x 9'1 (3.43m x 2.77m)

Garage/Store

9'2 x 8'3 (2.79m x 2.51m)

Hallway

4' x 3'3 (1.22m x 0.99m)

Bedroom

10'5 x 7'8 (3.18m x 2.34m)

Conservatory

9'11 x 7'2 (3.02m x 2.18m)

First Floor

Landing

Bedroom

16'9 x 10'7 (5.11m x 3.23m)

Bathroom

5'1 x 10'6 (1.55m x 3.20m)

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.

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.

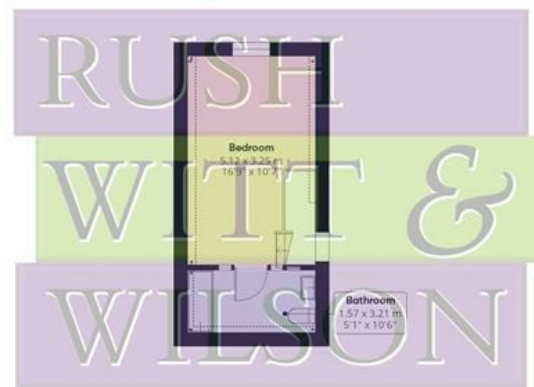
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with 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>



Floor 0



Floor 1

Approximate total area⁽¹⁾

125.3 m²

1349 ft²

Reduced headroom

2.2 m²

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

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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	57	67
(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		
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