

**RUSH
WITT &
WILSON**



Mavericks Dogs Hill Road, Winchelsea Beach, East Sussex TN36 4LX
Guide Price £850,000

****VIRTUAL TOUR AVAILABLE ON REQUEST****

STUNNING CONTEMPORARY BEACH HOUSE WITH SUPERB SEA VIEWS.

Rush Witt & Wilson are pleased to offer the opportunity to acquire a new constructed beachfront home.

The light airy and well proportioned accommodation is arranged over three floors comprising family room with adjoining utility / shower room on the ground floor. Master suite with dressing room and shower room, guest bedroom with ensuite shower room a further double bedroom and bathroom on the first floor. The second floor is predominantly open plan with spacious living / dining room having access to the full width balcony, adjoining kitchen and a study / bed 4. Benefits include underfloor heating and triple glazing.

There is a good size garage and further parking. Low maintenance courtyard garden.

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



Locality
Mavericks is located adjacent to the beach with uninterrupted views of the Rye Bay.

Winchelsea Beach is an increasingly popular seaside village much sought after by those enjoying beach and outdoor living. The village offers a range of daily amenities including a general store with post office, hairdressers, butchers, delicatessen, public houses/restaurant. There is also a fish and game store, active community association and village hall.

Further shopping, sporting and recreational facilities can be found in the historic coastal town of Hastings and Ancient Cinque Port town of Rye, each of which are only a short drive away.

In addition to the beautiful shoreline, the village is bordered by a nature reserve and open countryside with many rural walks.

Reception Area
Built in storage cupboards housing boiler and water tanks. Personal door to garage.

Family Room
11'10" x 9'6" (3.61 x 2.92)
Double aspect with window to the rear and double doors to the side opening to a decked terrace.

Shower / Utility Room
9'6" x 5'4" (2.91 x 1.63)
Large shower cubicle and wc. Wortsuface with inset sink, cupboards under. Window to the rear and another high level window to the side.

First Floor Landing
Stairs rise from the reception hallway to a spacious landing.

Master Bedroom
14'0" x 12'2" (4.28 x 3.71)
Full height windows and sliding door to the rear.

Dressing Area
6'5" x 5'1" (1.96 x 1.56)
Window to the rear. Built in wardrobes.

Shower Room
7'2" x 6'1" (2.19 x 1.87)
Walk in shower, wash basin and wc. Generous tiling. Heated towel rail. Window to the side.

Guest Bedroom
10'10" x 9'9" (3.31 x 2.98)
Window to the front. Built in wardrobes.

Ensuite Shower Room
9'8" x 3'9" (2.97 x 1.15)
Walkin shower, wash basin and wc. Heated towel rail.

Bedroom
9'11" x 9'8" (3.04 x 2.96)
Window to the front. Built in wardrobes.

Family Bathroom
7'4" x 5'10" (2.24 x 1.78)
A white suite comprising bath with shower over, wash basin and wc. Generously tiled floor and walls. High level window to the side.

Second Floor
Stairs rise from the first floor landing.

Living / Dining Room
19'8" x 19'1" max (6 x 5.84 max)
An impressive open plan living space with windows to the side, a skylight and sliding door opening to a full width balcony. Uninterrupted views over the Rye Bay.

Kitchen
12'0" x 9'2" (3.66 x 2.80)
A stylish bespoke kitchen comprises a comprehensive range of base units with matching wall mounted cupboards. Complementing worksurface with inset sink unit and hob with extractor over. Upright unit housing double oven, another with fridge/freezer. Integrated dishwasher. Windows to the front and side. Sliding door to

Study / Bed 4
8'2" x 6'11" (2.49 x 2.12)
Double aspect with windows to the front and side. Ideal as ancillary living space, perhaps playroom or home office or as an occasional bedroom.

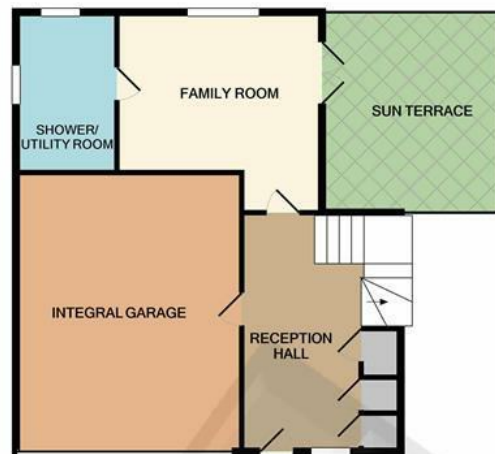
Outside
Gated access to a low maintenance courtyard style garden with steps and personal gate to the rear allowing easy access to the beach.

Garage
16'7" x 13'8" (5.08 x 4.19)
Remotely controlled electric door to the front. Personal door to Reception Hallway. Window to the side.

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.

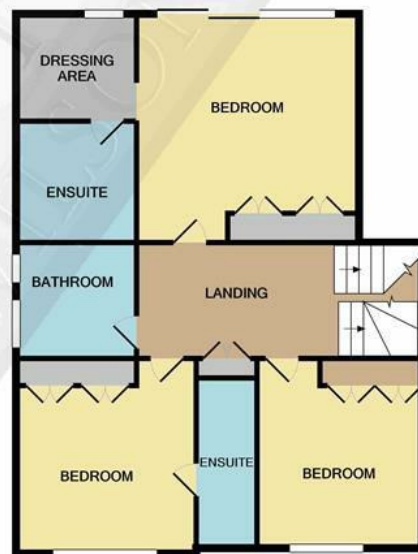




GROUND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)



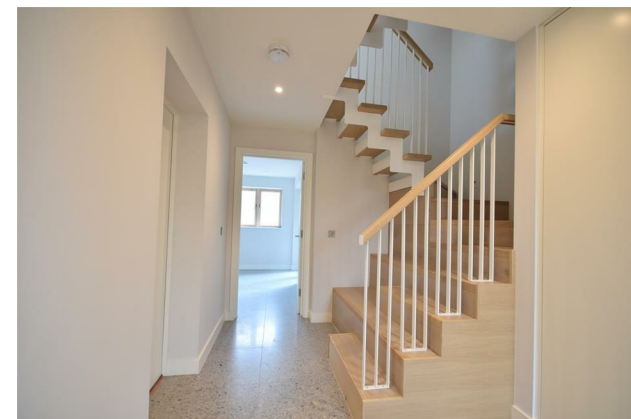
2ND FLOOR
APPROX. FLOOR
AREA 640 SQ.FT.
(59.4 SQ.M.)

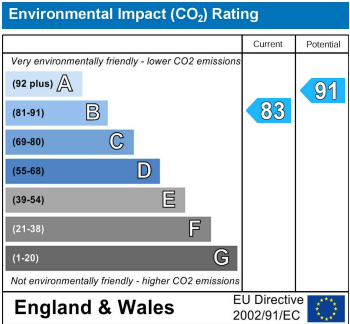
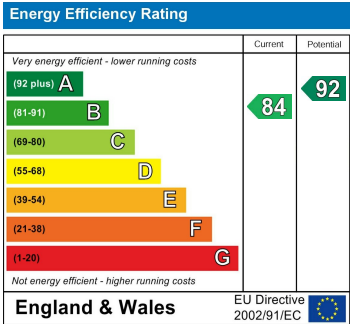
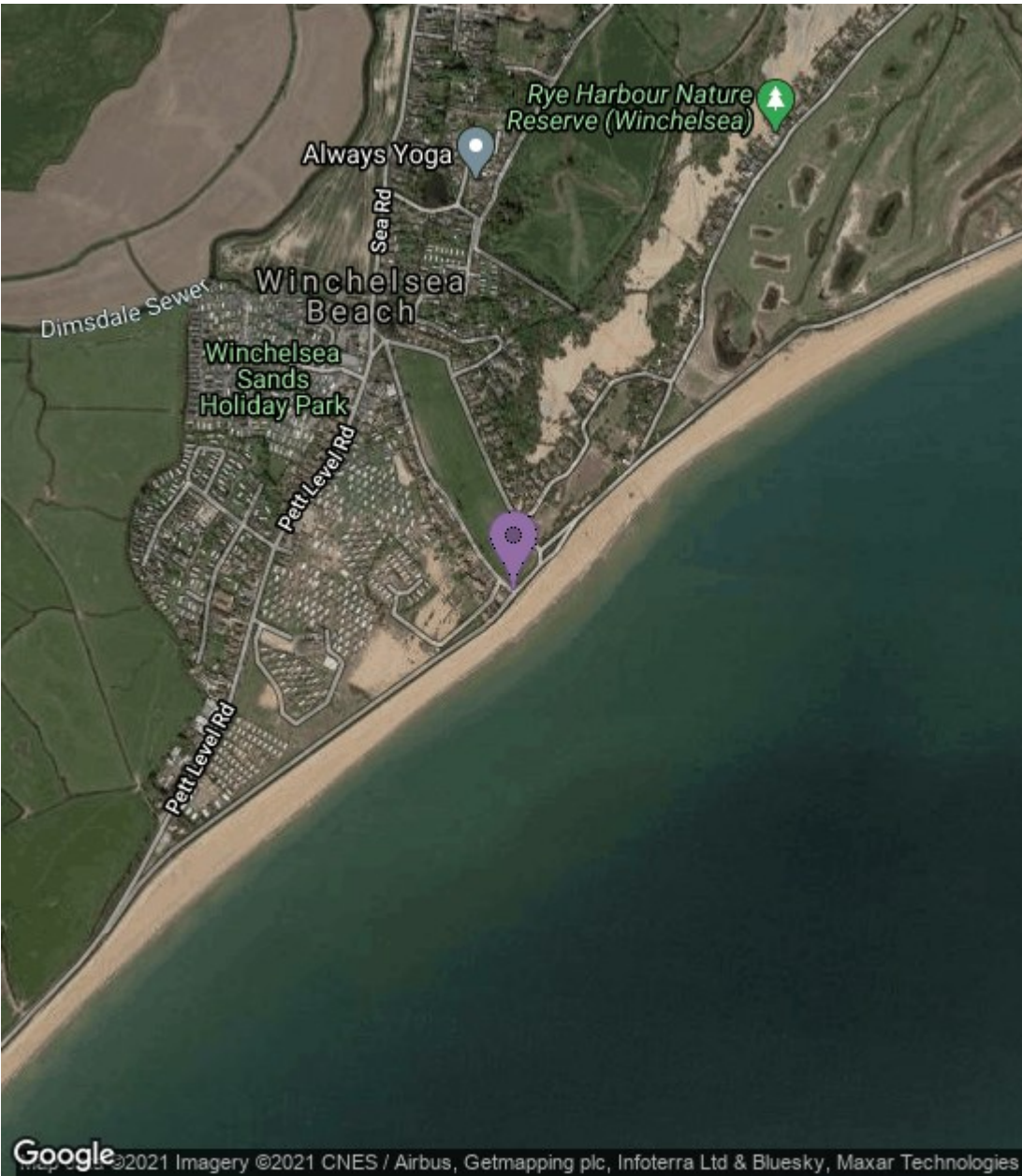


1ST FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1946 SQ.FT. (180.8 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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