

**RUSH
WITT &
WILSON**



Sea View Dogs Hill Road, Winchelsea Beach, East Sussex TN36 4LX
Offers In Excess Of £650,000

Rush Witt & Wilson are pleased to offer a superbly presented detached beachside home that will appeal to a variety of buyers particularly those seeking to embrace outdoor living. The accommodation comprises three bedrooms, bathroom, en suite shower room, modern fitted kitchen, large open plan living/ dining room and utility room. There is a detached double garage and further off road parking, gardens to the front and the rear, both of which have the benefit of sea views. There is an area specifically designed for outdoor entertaining and incorporates a bar, barbecue area and covered pergola. A further area of natural beach-garden extends behind.



Locality

Sea View is located on Dogs Hill Road, only moments from the beach with sea views.

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, 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.

Entrance Porch

Leads to:-

Hallway

Access to loft space.

Bedroom

12'1" x 11'0" (3.69m x 3.36m)
Window to the front.

Bedroom

12'0" x 11'0" (3.66m x 3.36m)
Window to the front.

Bedroom

11'0" x 7'9" (3.36m x 2.38m)
Window to the side.

En-Suite Shower Room

11'0" x 3'10" (3.36m x 1.17m)
Large walk-in shower, suspended wash basin, wc., heated towel rail, window to the side, tiled floor.

Bathroom

5'10" x 5'5" (1.78m x 1.67m)
A modern white suite comprising a deep double ended bath, suspended wash basin and wc., generous wall and floor tiling.

Kitchen

8'7" x 8'6" (2.64m x 2.6m)
Window to the side and fitted with a range of contemporary style cupboard and drawer base units with matching wall mounted cupboards, integrated fridge/freezer, Stoves Range and extractor over complimenting worktop with inset sink.

Utility Room

10'2" x 5'8" (3.1m x 1.75m)
Fitted with a range of units to match the kitchen which includes integrated fridge, washing machine/dryer & dishwasher, worktop with inset sink, full height window to the rear, door to the front, cupboard housing combination boiler and gas fired underfloor heating system.

Living/Dining Room

25'11" x 10'2" (7.9m x 3.1m)
An impressive light and airy entertaining space with bi-folding doors opening to large decked terrace. Bespoke media wall unit with remotely controlled Ortal gas fire. This space also benefits from underfloor heating throughout.

Outside

Front Of Property

Hardstanding to the front providing off road parking and access to a detached double garage. Steps rise to a terraced garden to the main entrance and there is a decked terraced area from which sea views are enjoyed. .

Double Garage

With remotely controlled electric doors.

Rear Garden

This is a particular feature having been thoughtfully designed for alfresco entertaining. A large decked terrace with glass balustrade abuts the rear of the property providing

uninterrupted views towards the sea. Steps then descend through terraces with optimal seating areas which lead to the lower garden, incorporating pergola covered seating area, bar, barbecue area and timber garden store. An arch then leads through into a further area of natural beach garden.

Agents Note

The property benefits from triple glazing throughout.

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.

Council Tax Band: D

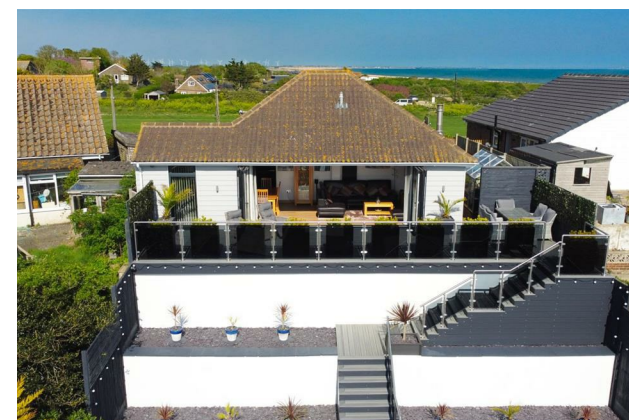
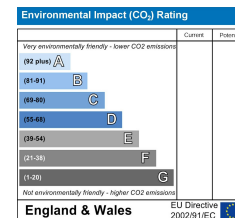
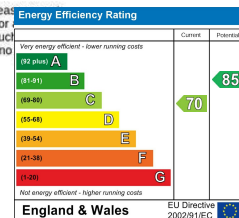




TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no warranty is given as to their operability or efficiency can be given.

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