

**RUSH
WITT &
WILSON**



Red Dawn Sea Road, Winchelsea, TN36 4LH
£300,000 Freehold

*****CASH BUYERS ONLY***** Nestled along the serene Sea Road in Winchelsea Beach, this charming detached bungalow offers a unique opportunity for those seeking a coastal retreat. The property presents a blank canvas for modernisation to suit your personal taste.

Spanning 602 square feet, the bungalow features two well-proportioned bedrooms, perfect for a small family or as a holiday getaway. There is a kitchen/diner and the single reception room provides a cosy space for relaxation and entertaining, while the bathroom offers essential amenities. The property is set down a private track, ensuring a peaceful environment away from the hustle and bustle.

It is important to note that this timber-framed bungalow is not mortgageable, which may appeal to cash buyers or those looking for a project. With a little imagination and effort, this home can be transformed into a delightful haven by the sea.

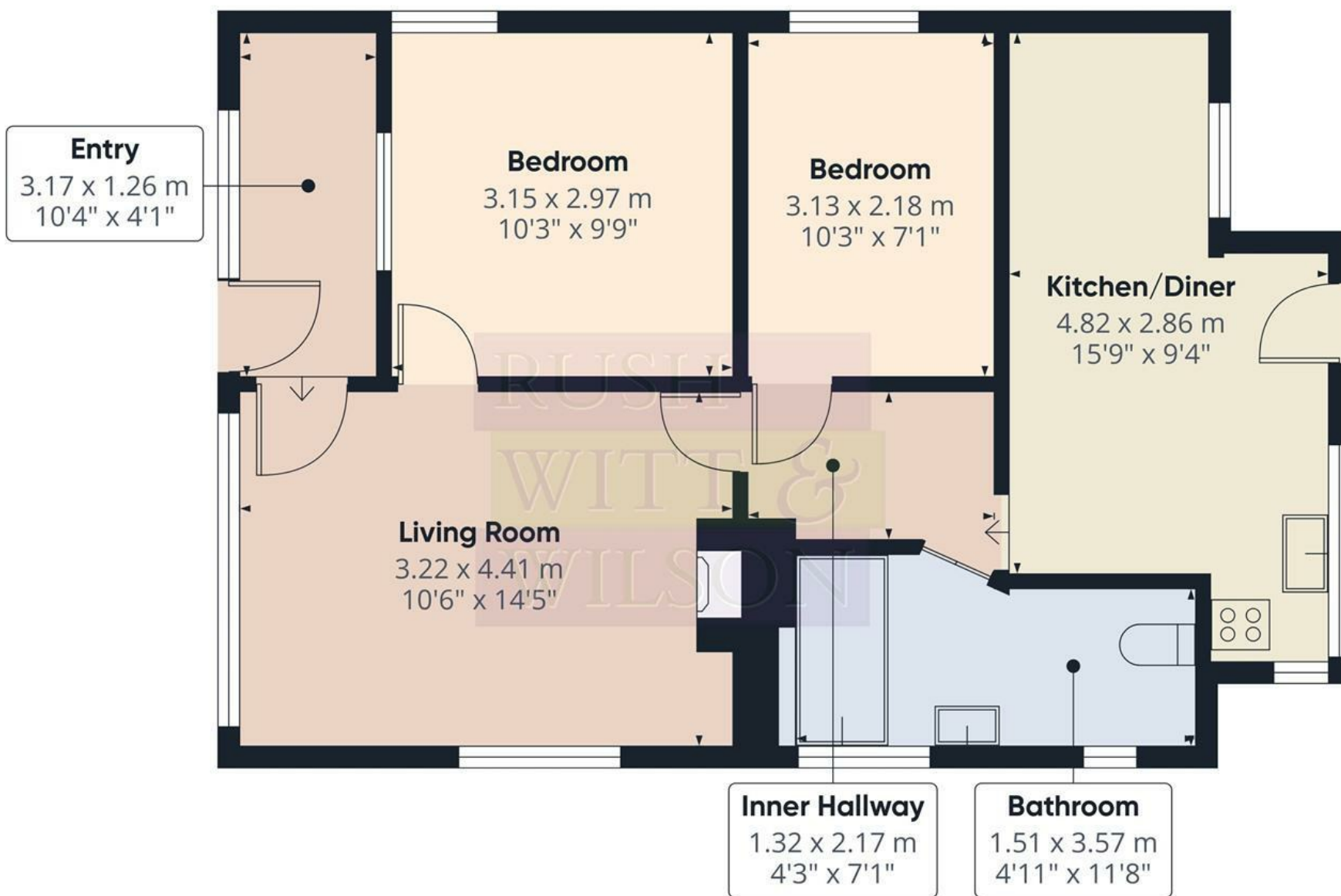
The location is ideal for those who appreciate the beauty of coastal living, with the beach just a short stroll away. Winchelsea Beach is known for its stunning views and tranquil atmosphere, making it a perfect spot for leisurely walks and enjoying the natural surroundings.

In summary, this two-bedroom detached bungalow on Sea Road presents a wonderful opportunity for buyers looking to invest in a property with potential. With its charming character and prime location, it is a must-see for anyone wishing to embrace the coastal lifestyle.









Approximate total area⁽¹⁾

55.9 m²

602 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.

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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		
(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		
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).
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