

**RUSH  
WITT &  
WILSON**



**The Cottage Hogtrough Lane, Winchelsea, East Sussex TN36 4AF  
Guide Price £625,000**



Rush Witt & Wilson are delighted to offer this well-presented charming detached chalet bungalow in a set back location offering far-reaching countryside views.

This hidden gem is accessed via the driveway where you have parking for several cars and a lawn with hedged borders and paved patio seating area.

Downstairs comprises of a living room, kitchen/dining room, main bedroom with en-suite bathroom, second bedroom, utility, shower room and garden store room. The final bedroom is located on the first floor with extensive views across the valley.

In the the grounds there is a double garage/workshop with a large raised terrace area to the rear.

Please call 01797224000 NOW to arrange your viewing.

#### Locality

The property is situated on the outskirts of the ancient town of Winchelsea. Local amenities include a general store, public house/restaurant and primary school.

There are many clubs and societies in Winchelsea including bowls and cricket clubs, garden society, art, literary, ancient monuments and second Wednesday club with a speaker. Just outside the town there is a railway station with services to the City of Brighton in the West and to Ashford with connecting services to London and Continental Europe.

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

#### Kitchen / Diner

22'9" x 11'4" (6.95 x 3.47)

Double aspect, a range of base and eye level units comprising built in dishwasher, sink and storage cupboards. Fitted with EverHot electric range cooker.

#### Bedroom

11'9" x 11'6" (3.59 x 3.52)

Window to front, built in wardrobes

#### Shower room

8'5" x 7'5" (2.58 x 2.28)

Shower, toilet, basin, built in cupboard and window

#### Rear Lobby / utility room

7'6" x 6'6" (2.30 x 1.99)

Door onto garden, cupboard housing boiler, plumbing for washing machine and space for fridge / freezer.

#### Living Room

25'11" x 13'2" (7.90 x 4.03)

Double aspect, double doors onto garden

#### Bedroom

13'2" x 12'4" (4.02 x 3.77)

Window, , cupboard, door onto en-suite

#### En-suite

13'2" x 12'5" (4.02 x 3.80)

Window, freestanding bath, freestanding shower, toilet, basin and cupboard

#### Upstairs bedroom

26'7" x 11'6" (8.12 x 3.52)

Double aspect, eves storage and loft hatch

#### Double garage

19'9" x 19'5" (6.03 x 5.92)

#### 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.

Private Drainage - Sewage treatment plant.

Council Tax Band - E



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 an omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (82-100)	
B (61-81)	
C (39-60)	
D (19-54)	
E (11-18)	
F (1-10)	
G (1-10)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC





