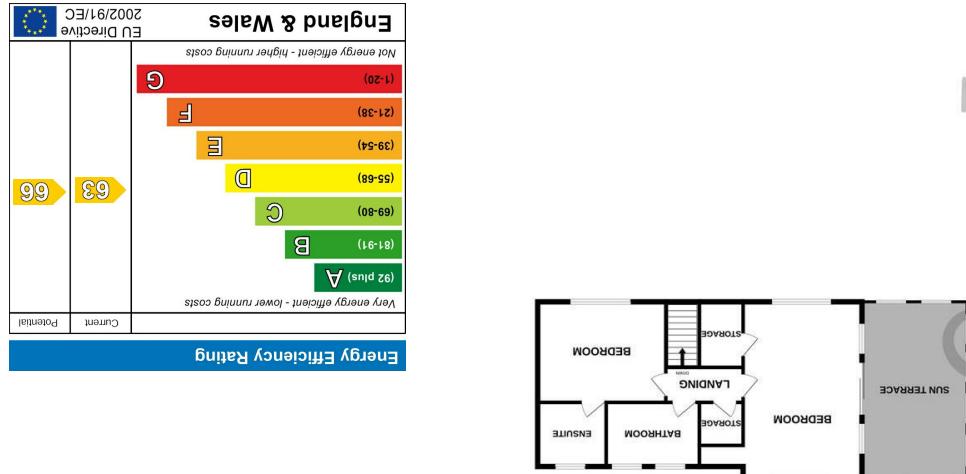
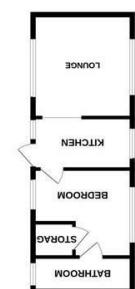
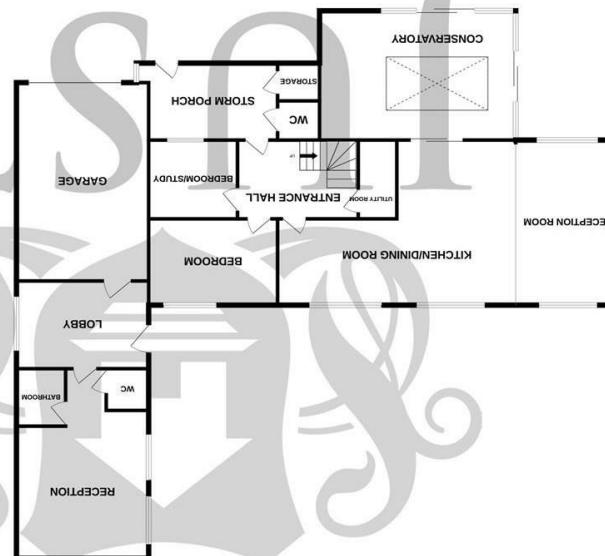


Whilst every effort has been made to ensure the accuracy of the information contained here, measurement of doors, windows, rooms and any other items are approximate and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability or adequacy save as follows.



PROPERTY  
Fairlight



4NH  
Level Edge Windsor Way, Winchelsea Beach, TN36

## LOORPLANS



[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms 2 Receptions 2 Bathrooms 1119.45 sq ft

Freehold

£700,000

Level Edge Windsor Way, Winchelsea Beach, TN36 4NH





£700,000



 3 Bedrooms

 2 Receptions

 2 Bathrooms

 1119.45 sq ft

## PROPERTY DETAILS

OFFERS OVER £725,000

Approached via a private lane, this hidden oasis is a 2 minute walk from the beach but surrounded by countryside. The electric gates open to a spacious drive with parking for 6+ cars, plus a garage. Level Edge is an adaptable 3/4 bed, 2 reception room home, with extra accommodation in two annex outbuildings.

The large kitchen diner is the heart of the home, a fabulous entertaining space, with newly fitted bifolding doors opening to the garden, bordered by a stream, with stunning views of Pett Level and the Firehills.

This flows to a light and airy sitting room with a new lantern roof, a log burner, and two sets of patio doors to view the garden.

The are two downstairs bedrooms, currently used as a snug and an office, plus a useful utility room and a toilet.

Upstairs, the main bedroom boasts a large balcony overlooking the garden and views – the perfect spot for watching the glorious sunsets. Bedroom 2 has an en-suite and there is also a family bathroom.

Outside, the large south facing garden is a tranquil retreat, divided into sections, including an area of raised flower/vegetable beds, a courtyard with a small pond, fruit trees and more. Frequented by wildlife, it is a nature lovers dream.

Providing the opportunity for income from Air B&B, working from home or guest accommodation, included is a converted 1 bed caravan, with stained glass windows, a log burner, it's own decking and pretty garden. A further lodge has been converted to a self contained studio with its own sunny courtyard. The is also a small summerhouse/office and numerous sheds.

Fitted with solar panels for energy efficiency, this flexible home will appeal to those seeking a peaceful yet not isolated, picturesque retreat that is still within a few minutes walk of the beach and village.

W3W best/jolt/sanded



## ROOM DIMENSIONS

Entrance Porch	Balcony/Sun Terrace 18'0" x 8'0" (5.49 x 2.44)
Downstairs W.C	Bedroom Two 13'6" x 10'7" (4.14 x 3.23)
Reception Hallway	En-Suite to Shower Room 6'3" x 5'6" (1.93 x 1.68)
Kitchen / Diner 28'10" x 18'2" (8.81 x 5.56)	Family Bathroom / W.C 9'4" x 5'6" (2.87 x 1.68)
Conservatory 17'10" x 12'2" (5.44 x 3.71)	Outside
From Reception Hallway, Doors To	Driveway 54'11" (16.76)
Snug / Lounge / Bedroom 4 10'5" x 10'0" (3.18 x 3.05)	Garage 18'11" x 12'11" (5.79 x 3.96)
Study/Occasional Bedroom Three 8'2" x 7'1" (2.51 x 2.16)	Gardens
Utility Room 8'0" x 4'0" (2.44 x 1.22)	Garden Lodge 31'11" x 9'10" (9.75 x 3.00)
First Floor Landing	Rear Courtyard
Bedroom One 18'4" x 11'3" (5.59 x 3.45)	Guest Lodge 19'10" x 13'8" (6.05 x 4.19)

## FEATURES

- Extensive Countryside Views
- Stunning Detached Semi Rural Home
- Tucked Away Location
- Driveway, Garage & Gardens
- Close to Winchelsea beach
- Sun Terrace to Bedroom One
- Garden & Guest Lodges
- Versatile Accommodation
- Solar Panels

