PHILLIPS & STUBBS



coastal + COUNTRY







A detached cottage understood to date from the 1800's presenting part brick and part weatherboard elevations beneath a pitched tiled roof.

Entrance lobby, Living room, Dining room, Conservatory, Kitchen, Utility room, Cloakroom, First floor landing, Bedroom 1 with en suite shower room, 2 further Bedrooms, Family bathroom, Gas heating, EPC rating D, Courtyard Garden.

The property is situated in the Conservation Area of the Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the church of St. Thomas the Martyr. Local facilities include a village shop, primary school and public house. For more comprehensive facilities there is the Cinque Port of Rye within 3 miles from where there are train services to Eastbourne and to Ashford with high speed connections to St. Pancras London (37 minutes).

The accommodation comprises side door into an entrance lobby with built in cupboard and cloakroom off comprising w.c and wash hand basin. From the entrance lobby an inner door opens into the dining room with corner fireplace, understairs cupboard, double doors into the conservatory which in turn has side doors out to the garden. Kitchen/breakfast room comprises a range of base and wall mounted hand painted shaker style units with wooden worksurfaces incorporating a double ceramic sink unit, space for a dishwasher and gas Range style cooker, double aspect. Door to a utility room also with fitted cupboards and double sink, gas fired boiler and plumbing for a washing machine, door out to the garden. Living room being double aspect with fireplace.

First floor landing with doors off to all bedrooms, window to the side. Bedroom 1 has built in cupboards, double aspect. En suite shower room comprising corner shower unit, w.c, bidet and wash hand basin. Bedroom 2 window to the side. Bedroom 3 window to the rear. Family bathroom comprising panelled bath, corner shower cubicle, w.c, wash hand basin and window to the side.

OUTSIDE

The property is approached off German Street via a wooden picket gate with private pathway leading to a further wrought iron gate opening into the front courtyard garden which in turn leads around to a rear terrace with summerhouse and around to the conservatory.

SERVICES

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £545,000 Freehold

Garden Cottage German Street, Winchelsea, East Sussex, TN36 4EN







A 3 bedroom detached cottage set well back from the road occupying a secluded position in the Conservation Area of the Ancient Town opposite the magnificent parish church.

• Character Cottage • Three Bedrooms one with ensuite shower room • Tucked away yet convenient location • wrap around courtyard garden • Two reception rooms plus conservatory • Kitchen and utility • Offered Chain free

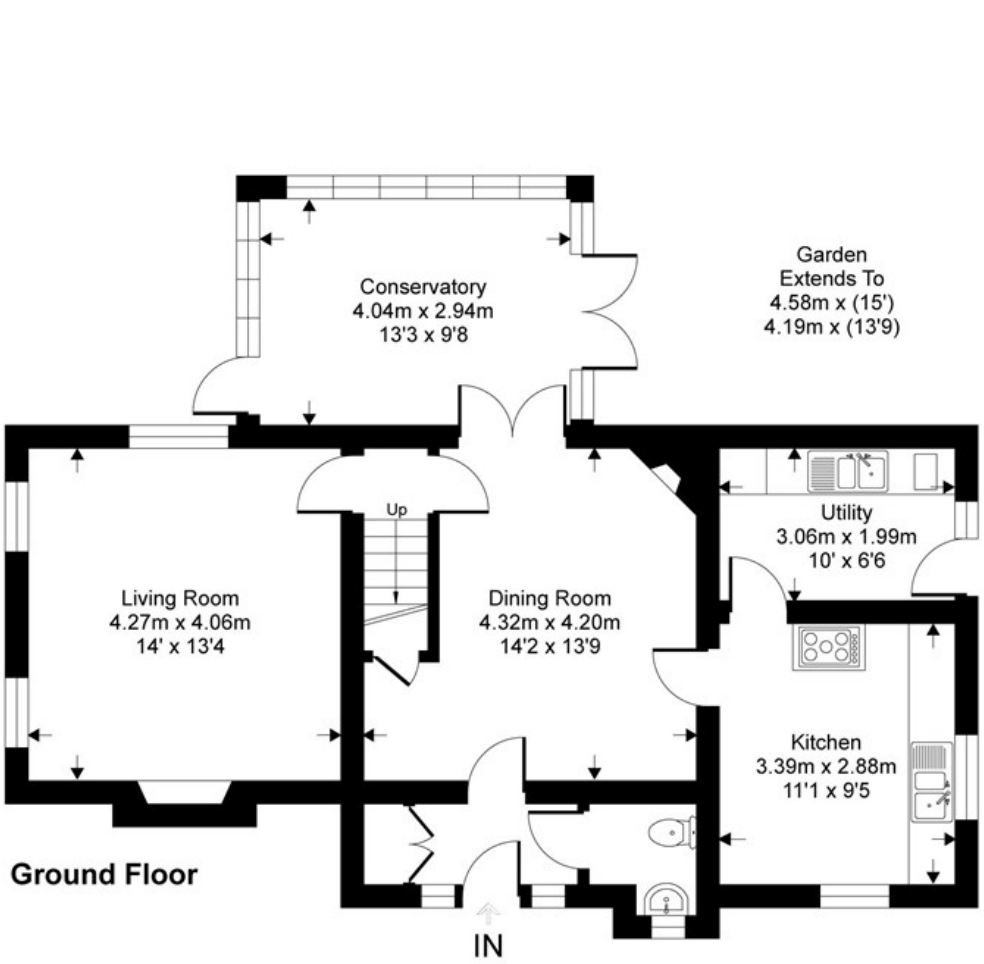


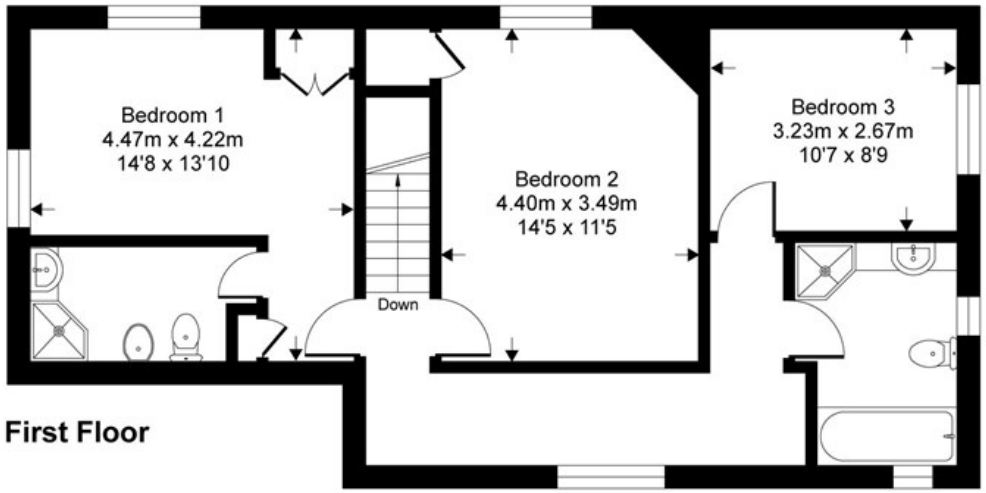
Directions: Once in Winchelsea town proceed along the High Street and onto German Street. The gate/passage entrance to the property will be found opposite the bus stop and church. what3words: select.daydreams.bound.

EPC: D
Local Authority: Rother District Council
Council Tax Band: E

German Street

Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft





This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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