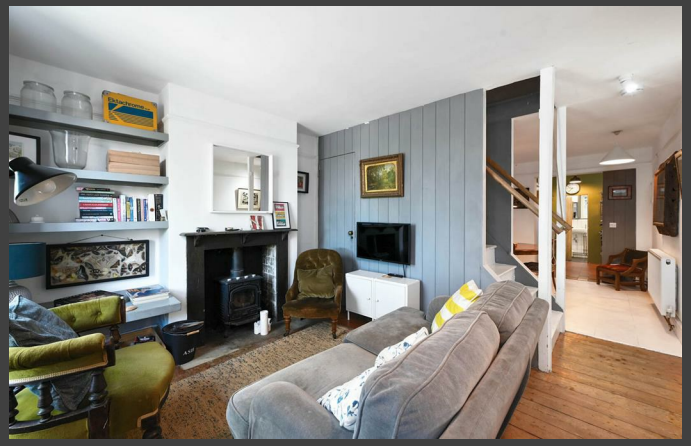
PHILLIPS & STUBBS



coastal + COUNTRY







Situated within 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 shop, together with a primary school and public house. Winchelsea has a railway station nearby (.75 mile) from where there are train services to Eastbourne and to Ashford with high speed connections to London St Pancras (journey time 37 minutes). For more comprehensive facilities there is the Cinque Port of Rye within 3 miles which has a good range of independent shops, restaurants and Kino cinema.

Front steps up to a small garden with front door into a charming living room featuring a wood-burning stove set within a classic fireplace, complemented by built-in shelves to one side. The room has exposed pine floorboards and a large window to the front with views. Stairs to the first floor with a cupboard under divide the two reception rooms.

The dining room has a traditional fireplace and window to the rear overlooking the garden.

A compact kitchen has modern cabinetry in a dark finish and fitted with integrated appliances including an oven, microwave and gas hob. Belfast sink and terracotta tiled flooring, space for a fridge freezer. A door leads to the bathroom and there is a window to the side and door out to the garden.

The bathroom comprises a panelled bath, wash hand basin and w.c.

Bedroom 1 has exposed pine floorboards, window to the front with far reaching views over farmland towards Rye, cast iron fireplace with pine surround and built in shelving.

The second bedroom also has exposed pine floorboards and sash window overlooking the rear garden.

Outside:
The rear garden extends to approx 47' and features steps up to a brick patio. The garden has a variety of mature plants and trees creating a secluded space.
Note: There is a pedestrian right of way to the rear of the terrace.

Further information:
Local Authority: Rother District Council.
Council Tax Band D Mains electricity and water.
Mains drainage. Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast1800Mbps available.
Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In Excess Of £295,000 Freehold

2 Landgate Cottages, North Street, Winchelsea, East Sussex, TN36 4HS







Charming two-bedroom cottage located within Winchelsea town with elevated views and rear garden.

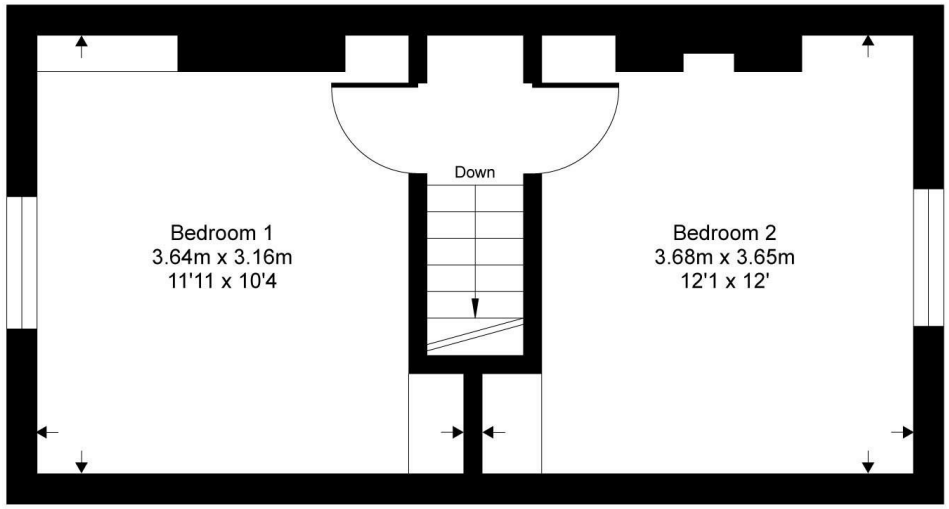
• Mid-terrace period cottage • 2 Bedrooms • Situated within the Conservation Area • Popular Winchelsea town location • Far reaching elevated views over farmland towards Rye • Living room • Dining room • Gas central heating • Chain free.



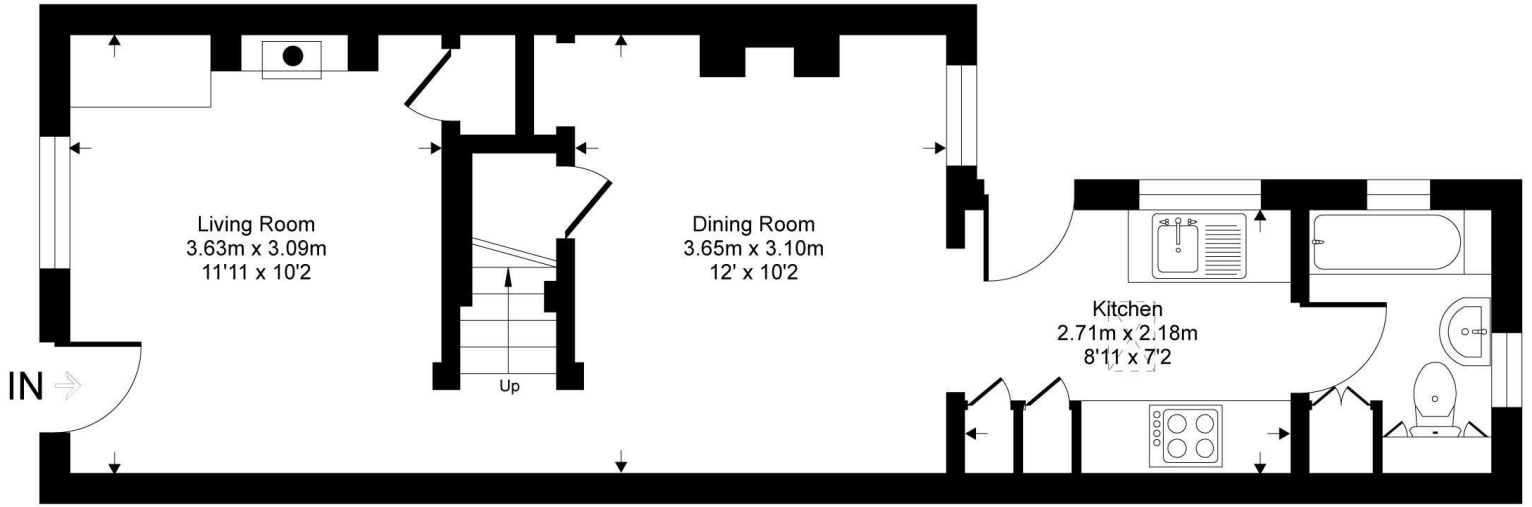
EPC: D
Local Authority: Rother District Council
Council Tax Band: D

Landgate Cottages

Approximate Gross Internal Area = 62.6 sq m / 674 sq ft



First Floor



Garden
Extends To
14.39m x (47'2)

Ground Floor

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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