



Wolfs Leap Sea Road, Winchelsea Beach, TN36 4LA

AN ABSOLUTELY STUNNING FIVE BEDROOM DETACHED FAMILY HOUSE, SITUATED WITHIN THIS FAVOURED WINCHELSEA BEACH LOCATION BACKING DIRECTLY ONTO THE RIVER BREDE AS WELL AS BEING CLOSE TO THE BEACH, LOCAL COUNTRYSIDE WALKS, LOCAL AMENITIES AND BUS SERVICES TO THE HISTORIC TOWN OF RYE.

The house is beautifully presented throughout providing versatile living accommodation over two floors to include a 21'9 x 13'8 max living room/diner, a 14'6 x 11'7 kitchen/breakfast room (both with Bi-fold doors leading to and overlooking the rear gardens with countryside views beyond). There is also a separate utility room and three double bedrooms to the ground floor (bedroom five could be used as a study) and there is a downstairs shower room/w.c. To the first floor there is an impressive 20'8 max x 9'3 main bedroom which is dual aspect enjoying views to the front & outstanding views over the rear gardens, the River Brede and the countryside beyond. There is also a family bathroom/w.c (also with views) and a 12'0 x 10'6 max second bedroom. Outside, there is a block paved driveway to the front providing off road parking for several vehicles. The 22'0 x 9'7 garage has a personal door to the rear gardens which are a particular feature and extend to approximately 100 ft with patio areas and a small mooring that backs onto the River Brede.

Further benefits include gas fired central heating, upvc double glazing, exposed wooden flooring and the property is to be sold CHAIN FREE. There is also solar paneling which generates approximately £800-£900 per annum. Viewing is considered essential with sole agent, Charles & Co. and strictly by appointment.

Price £675,000

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- Detached Family House
- 14'6 x 11'7 Kitchen/Breakfast Room
- 20'8 max x 9'3 Bedroom One
- Backs onto the River Brede
- Five Bedrooms
- Two Bathrooms
- Ample Parking & Garage
- 21'9 x 13'8 max Living Room/Diner
- Utility Room
- Stunning Views

Entrance Hallway

32'0 (9.75m)

Living Room/Diner

21'9 x 13'8 max (6.63m x 4.17m max)

Kitchen/Breakfast Room

14'6 x 11'7 (4.42m x 3.53m)

Utility Room

8'3 x 7'2 (2.51m x 2.18m)

Bedroom Three

15'10 x 9'7 (4.83m x 2.92m)

Bedroom Four

15'10 x 9'3 (4.83m x 2.82m)

Bedroom Five/Study

12'2 x 8'4 (3.71m x 2.54m)

Downstairs Shower Room/W.C

8'3 x 8'0 (2.51m x 2.44m)

First Floor Landing

7'6 x 6'4 (2.29m x 1.93m)

Bedroom One

20'8 max x 9'3 (6.30m max x 2.82m)

Bedroom Two

12'0 x 10'6 max (3.66m x 3.20m max)

Family Bathroom/W.C

9'9 x 9'0 max (2.97m x 2.74m max)

Outside

Driveway

Garage

22'0 x 9'7 (6.71m x 2.92m)

Side Courtyard

25'0 x 11'0 (7.62m x 3.35m)

Rear Garden

100 ft approx (30.48m ft approx)





Floor Plan



TOTAL FLOOR AREA: 1640 sq.ft. (152.4 sq.m.) approx.

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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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	(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	