



30 Harbour Farm, Winchelsea Beach

In Excess of £500,000





30 Harbour Farm

Winchelsea Beach, Winchelsea

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended Three/Four Bedroom Bungalow
- Large Pond with a Range of Possibilities on a 0.72 Acre (TBV) Plot
- Summerhouse & Boathouse Overlooking the Pond
- Walking Distance to the Beach
- Extended L-Shaped Living Space to the Rear
- Large Rear Garden with Two Separate Sheds
- Off Road Parking for Multiple Vehicles
- Secluded Position
- Log Burner in Living Space
- Two Toilets







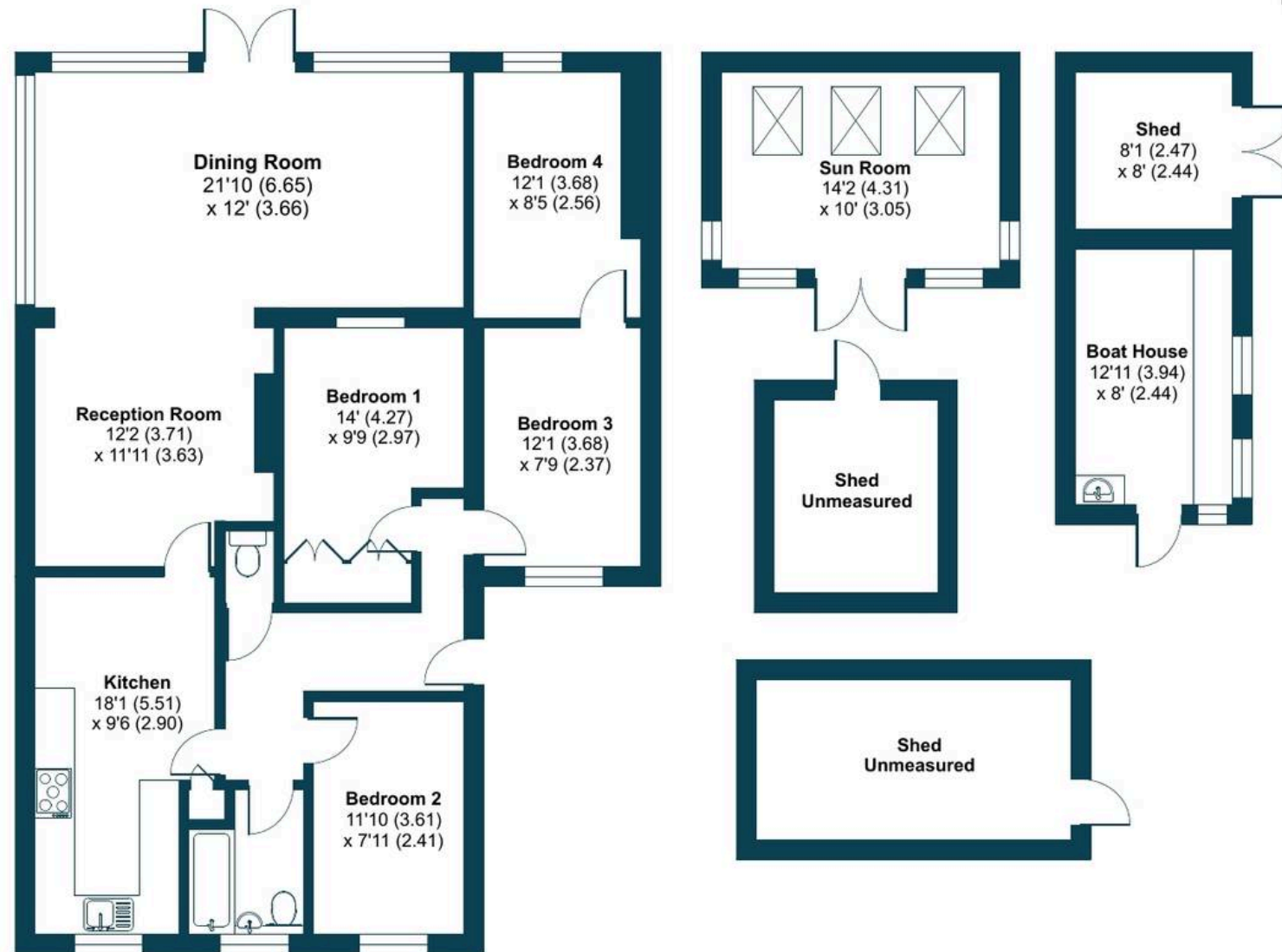
Winchelsea Beach, Winchelsea, TN36

Approximate Area = 1175 sq ft / 109.1 sq m

Outbuildings = 317 sq ft / 29.5 sq m

Total = 1492 sq ft / 138.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nested. REF: 1272835





Nested Rye

01797 903045 • barnaby.osborne@nested.com • nested.com/barnaby-osborne

