

# PHILLIPS & STUBBS



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COUNTRY



The property is located in the heart of 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 incomplete cathedral type church of St. Thomas the Martyr. Local facilities include 'The Little Shop' together with a 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 International with high speed connections to London (37 minutes) and to the Continent.

Forming a semi-detached Edwardian house of brick lower and white painted rendered upper external elevations beneath a pitched tiled roof with an attached garage (the exterior was repainted in 2020). The property enjoys far reaching rural views towards Rye from the side and from the first floor balcony terrace (the above photographs were taken from the balcony terrace).

The accommodation comprises **open entrance porch** with front door opening into **hallway** stairs off to first floor. **Combined drawing room and dining room.** **Drawing room area**, bay window to front. Fireplace with marble inner and pine outer surround. Wide opening into **Dining room area**, oriel window to side with rural views, further window to rear. Coats and storage cupboard underneath stairs. **Kitchen** Single drainer stainless steel sink in worktop and drawers and cupboards under. Two wall cupboards, electric cooker point., tiled surround to sink, worktops and range of white painted store cupboards. Fan assisted gas skirting heater. Linen cupboard. Side window and double-glazed back door. **Utility area** Plumbing and space for washing machine. Wall mounted Baxi combination boiler. Door with steps down to double garage.

**First floor landing** with stairs to second floor. Hatch with ladder to a part boarded loft space with light over bedroom 3. **Bedroom 1** Bay window to front. Fireplace in marble inner surround and pine "Adam style" outer surround. Picture rail and side window.

**Bedroom 2** Wardrobe with fitted shelves to one side. **Family bathroom** comprising panelled bath, wash hand basin and close coupled low-level wc, electric towel rail, electric heater. **Bedroom 3** Pedestal wash hand basin. Double wardrobes. Double glazed double doors to **balcony terrace** with wrought iron balustrading, space for table/chairs. Far reaching views (as above) to Brede Valley, Udimore and Rye beyond.

**Second floor bedroom 4** double aspect. Eaves cupboard. Single wardrobe. Part canted ceiling.

**Outside:** The double garage is approached over a shared access and has an up and over door. High level storage shelf at the rear and workbench at the front. The garage lends itself to a variety of uses subject to any necessary Planning Permission and Building Regulations being obtained.

**Note:** There is no other outside space or garden

**Directions:** From Rye proceed on the A259 Hastings Road for approximately 2 miles. Turn left up the hill into Winchelsea Town, passing through the Strand Gate. Proceed into the High Street and with the New Inn public house straight in front of you, bear right into Hiham Green. Continue down the hill, crossing Mill Road into School Hill where the property will be found at the left-hand side.

Local Authority: Rother District Council – Council Tax Band D  
Mains electricity, gas and water. Mains drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Superfast 80Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £450,000 freehold

Gate Cottage, School Hill, Winchelsea, East Sussex TN36 4HL



A semi-detached Edwardian four bedroom house within the Conservation Area of the Ancient Town with far reaching views towards the silhouette of the twin Ancient Town of Rye in the distance.

- Entrance porch • Combined drawing room and dining room • Kitchen • Utility area • First floor landing
- 3 Bedrooms (one with a rear balcony terrace) • Family bathroom • Second floor landing • Bedroom 4
- Secondary glazing • Gas heating • Double garage • EPC rating D



Approximate Area = 938 sq ft / 87 sq m  
Limited Use Area(s) = 130 sq ft / 12 sq m  
Total = 1068 sq ft / 99 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Phillips & Stubbs. REF: 649888

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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