

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Set back from the road and located in the Conservation Area on The Strand at the base 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 convenience store, Ellen Merchant household fabric, textiles and furnishings store, a primary school and public house. Winchelsea Beach is less than two miles and adjoins the Rye Harbour Nature Reserve. The property is also within two miles of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town, there are local train services to Eastbourne and to Ashford from where there are high speed connections to London St. Pancras (37 minutes).

A modern detached property forming one of a pair constructed in 2014 and presenting traditional elevations of mellow brick and part weather board clad external elevations set with double glazed windows beneath a pitched tiled roof. The well-presented accommodation is arranged over two levels, as shown on the floor plan.

A front door with a canopy over and flagstone threshold opens into a hallway with an oak staircase with a glass balustrade leading to the first floor. The cloakroom has modern fittings comprising a close coupled wc and wash hand basin.

The living room, which has views across the farmland to the rear, has French doors with side windows to the rear garden, a fireplace with a fitted wood burner, two domed roof lanterns and a wide opening to an open plan dining room and kitchen. The kitchen is fitted with an extensive range of cabinets comprising cupboards and drawers beneath work surfaces with matching wall cabinets above, an inset stainless

steel sink unit, an inset 5 burner gas hob with filter hood above, a built-in double oven and a microwave. From the dining area, French Doors open to the rear garden. Adjoining is a utility room with a window to the front two fitted work surfaces with an inset sink unit and two appliance spaces below. To the front of the property is a study/bedroom 4.

On the first floor there is a landing with a hatch to the roof space. The double aspect principal bedroom has two windows to the rear enjoying river and farmland views, together with a range of fitted wardrobe cupboards to two walls. The fully tiled en suite shower room has a shower enclosure with rain shower, a close coupled WC and wash hand basin with vanity unit. There are two further bedrooms, one of which benefits from fine views to the rear, and a fully tiled bath/shower room with fittings comprising a panelled bath with a shower above, close coupled WC and wash hand basin.

Outside: The property is set back from the road and has a well-maintained front garden set down to lawn underplanted with spring bulbs. A gravel driveway provides off road parking for several vehicles and access to an integral garage with automatic up and over door, wall mounted gas boiler and personal door to the rear garden. Immediately to the rear of the house is a flagstone terrace which leads onto an area of lawn with mixed flower beds and established shrub borders. From the rear, steps give access to a lower deck overlooking the river and an adjacent jetty.

Local Authority: Rother District Council. Council Tax Band F  
Mains electricity, water, gas and drainage. Gas central heating.  
Predicted mobile phone coverage: 02, Three and EE  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price: £650,000 Freehold

2 The Old Quay, Tanyard Lane, Winchelsea, East Sussex TN36 4AQ



A modern detached property set back from the road at the base of the Ancient Town of Winchelsea, backing onto the river Brede and with far reaching rural views across adjoining farmland to the silhouette of the Cinque Port of Rye.

- Hall • Living room • Open plan kitchen and dining room • Study • Utility room • Cloakroom • Landing
- Principal bedroom with en suite shower room • Two further bedrooms • Bath/shower room
- Double glazing • Gas central heating • EPC rating C
- Integral garage • Off road parking for several vehicles • Front and rear gardens





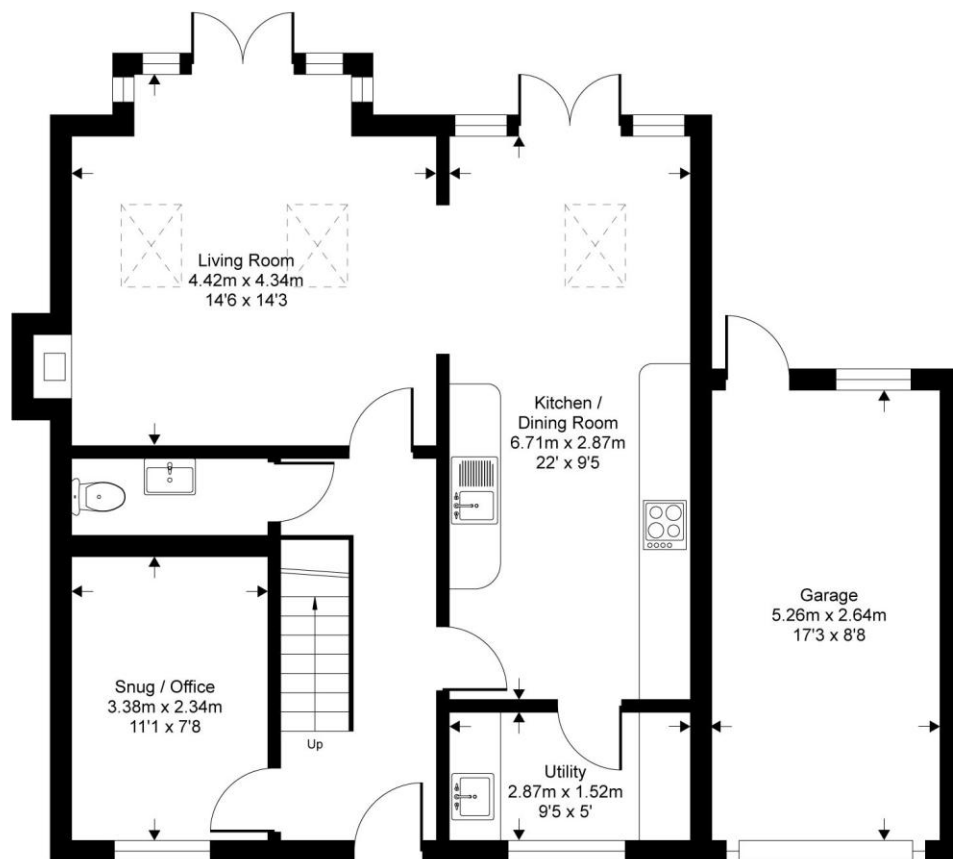
Directions: From Rye, proceed westwards on the A259 for about 2 miles passing the left hand turning to Winchelsea Beach. Continue on around the sharp right hand corner and the entrance to the property will then be seen on you right, just before the left hand turning up into Winchelsea Town.

# Tanyard Lane

Approximate Gross Internal Area = 119.3 sq m / 1285 sq ft

Approximate Garage Internal Area = 14.5 sq m / 157 sq ft

Approximate Total Internal Area = 133.8 sq m / 1442 sq ft



Ground Floor



First 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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