

PHILLIPS & STUBBS



coastal +
COUNTRY



Anderida is set well back from the road in a large garden adjacent to the River Brede and enjoys widespread views to the rear towards Rye across open countryside and Camber Castle. The property is also situated within a few hundred yards of the Rye Harbour Nature Reserve, including the shingle beach, a large part of which is a site of special scientific interest (SSSI) and a special protected area (SPA). The popular coastal village of Winchelsea Beach has facilities including a doctor's branch surgery, licensed supermarket and post office, Suttons Fish Shop, Beach Cafe and The Ship pub, café, shop and butchers. The Ancient Towns of Rye and Winchelsea are nearby and the former has a good range of local amenities, together with a mainline station on the Eastbourne to Ashford International line from where there are high speed connections to London St Pancras in 37 minutes.

A substantial semi-detached family house, dating from the 1930s and extended in recent years, presenting traditional elevations with a contemporary aesthetic of large glazed panels and warm toned vertical timber cladding beneath a pitched tiled roof. The versatile accommodation with a modern industrial vibe is arranged over two levels, as shown on the floor plan.

An open entrance porch with a part glazed front door leads to a hall with a concrete floor and stairs to the first floor. To the front is a study with engineered oak flooring and a full height window overlooking the coastal style garden. The living room and snug has two full height windows overlooking the front garden, engineered oak flooring and a fireplace with a marble effect tiled surround and fitted wood burning stove with open display shelving to one side.

The modern and stylish kitchen/breakfast room and dining room has an open plan layout with an industrial feel and an extensive range of dark green cabinets comprising cupboards and drawers with pull out larder, carousel unit and brushed copper handles beneath plywood work surfaces, a central island with an undermounted sink with mixer

tap, integrated wine chiller and dishwasher and breakfast bar, a built in fridge freezer, stainless steel dual fuel range cooker with a 5 burner gas hob and two electric ovens, polished concrete floor and a spacious dining area with large glazed double doors opening to the rear terrace and garden. Adjoining is a family room which overlooks the rear garden and farmland beyond. Also on the ground floor is a cloakroom with a close coupled wc and wash basin with vanity unit and a utility room with an L-shaped plywood work surface with cupboards beneath, inset sink and plumbing for a washing machine.

On the first floor, bedroom 1, which enjoys far reaching views to the rear, has built in wardrobe cupboards to one wall, matchboard panelling to dado height and an en suite shower room with a walk-in shower, close coupled wc and wash basin with vanity. There are three further double bedrooms and a family bathroom with a panelled bath with an overhead shower and screen, close coupled wc and countertop wash basin.

Outside: A long pebble driveway provides off road parking for multiple vehicles and gives access to a detached single garage. Immediately to the front of the house is a coastal style garden set down to gravel with a wooden plank pathway. Side access leads to the rear of the property where there is a deck terrace which leads on to an extensive area of lawn with raised vegetable beds, stocked borders of verbena, hydrangeas, hollyhocks, bearded iris, ornamental grasses, rhododendron, euphorbia and a large willow tree. The garden slopes gently down at the far end to the river bank where there is an area of decking with views along the river. Wooden climbing frame with playhouse and slide. Garden store.

Local Authority: Rother District Council. Council Tax Band D
Mains electricity, gas, drainage and water.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Low risk. Source GOV.UK

Guide price: £725,000 Freehold

Anderida, Sea Road, Winchelsea Beach, East Sussex TN36 4LA



A well presented and extended family house, set well back from the road, affording stylish contemporary accommodation, together with a large garden backing onto the River Brede with far reaching rural views across open farmland and Camber Castle towards Rye.

- Open entrance porch • Hall • Living room • Family room • Study • Open plan kitchen/breakfast room and dining room • Utility room • Cloakroom • Landing • Principal bedroom with en suite shower room • Three further double bedrooms • Family bathroom • Gas central heating (part underfloor) • Double glazing • EPC rating C • Single garage • Off road parking for several vehicles • Large rear garden with riverside deck •



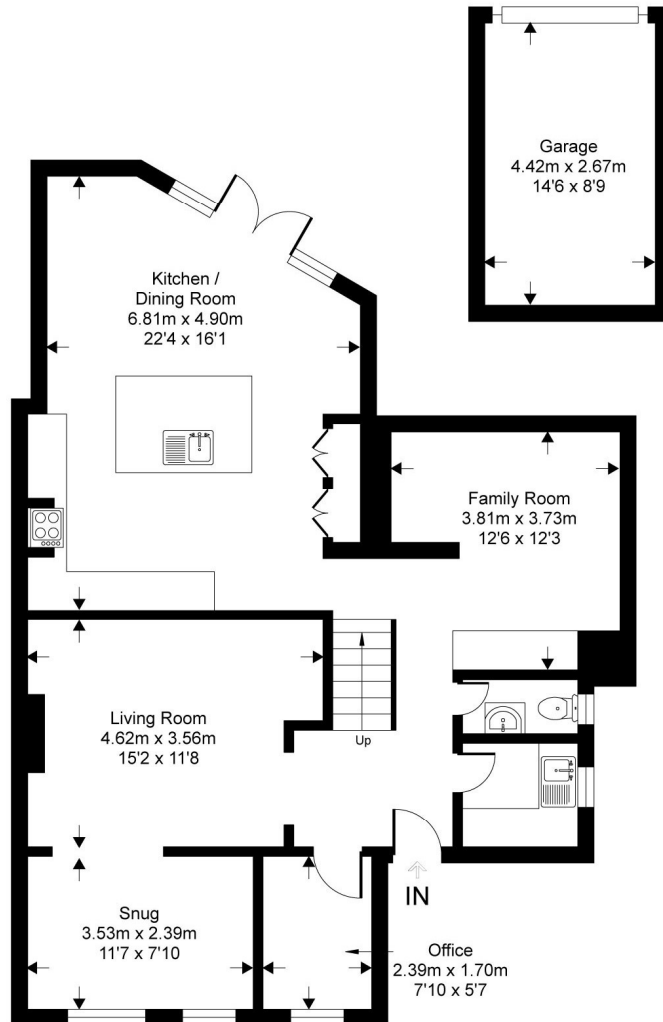
Directions: Leave Rye on the A259 heading towards Hastings and continue for about two miles. Turn left into Sea Road, sign posted Winchelsea Beach. Continue for about half a mile and Anderida will be found set back from the road on the left hand side just after passing Suttons Fish shop.

Sea Road

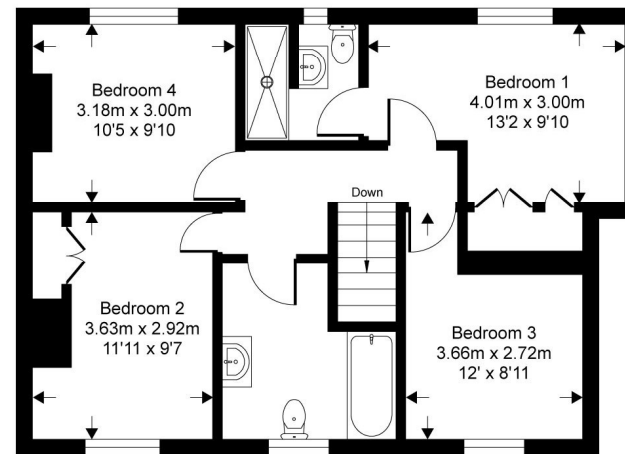
Approximate Gross Internal Area = 146.1 sq m / 1573 sq ft

Approximate Garage Internal Area = 11.7 sq m / 127 sq ft

Approximate Total Internal Area = 157.9 sq m / 1700 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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