

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in 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 church of St. Thomas the Martyr. Local facilities include a village shop, 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 with high speed connections to St. Pancras London (37 minutes).

Forming a detached cottage understood to date from the 1800's presenting part brick and part weatherboard elevations beneath a pitched tiled roof. The accommodation comprises.

Side door into an **entrance lobby** with built in cupboard and **cloakroom** off comprising w.c and wash hand basin. From the entrance lobby an inner door opens into the **dining room** with corner fireplace, understairs cupboard, double doors into the **conservatory** which in turn has side doors out to the garden.

Kitchen/breakfast room comprises a range of base and wall mounted hand painted shaker style units with wooden worksurfaces incorporating a double ceramic sink unit, space for a dishwasher and gas Range style cooker, double aspect. Door to a **utility room** also with fitted cupboards and double sink, gas fired boiler and plumbing for a washing machine, door out to the garden.

Living room being double aspect with fireplace.

First floor landing with doors off to all bedrooms, window to the side.

Bedroom 1 has built in cupboards, double aspect. En suite shower room comprising corner shower unit, w.c, bidet and wash hand basin.

Bedroom 2 window to the side.

Bedroom 3 window to the rear.

Family bathroom comprising panelled bath, corner shower cubicle, w.c, wash hand basin and window to the side.

Outside: The property is approached off German Street via a wooden picket gate with private pathway leading to a further wrought iron gate opening into the front courtyard garden which in turn leads around to a rear terrace with summerhouse and around to the conservatory.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £595,000 freehold

Garden Cottage, German Street, Winchelsea, East Sussex TN36 4EN



A 3 bedroom detached cottage set well back from the road occupying a secluded position in the Conservation Area of the Ancient Town opposite the magnificent parish church.

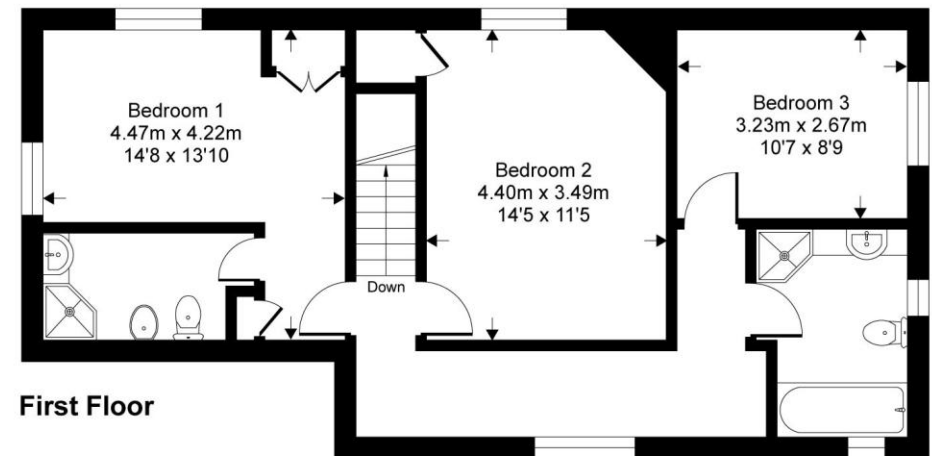
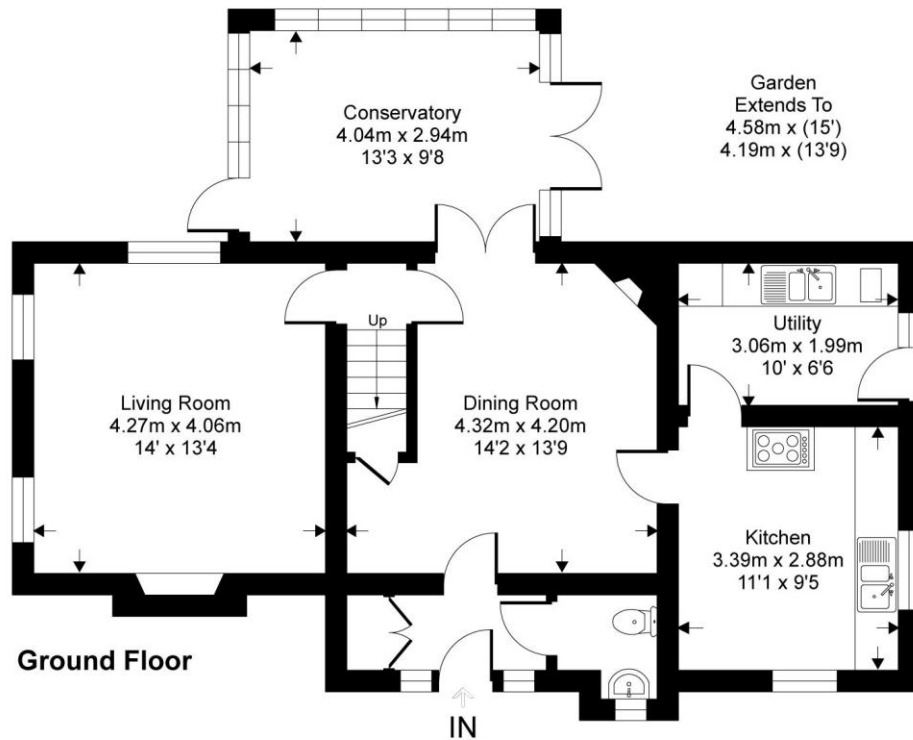
Entrance lobby • Living room • Dining room • Conservatory • Kitchen • Utility room • Cloakroom
First floor landing • Bedroom 1 with en suite shower room • 2 further bedrooms • Family bathroom
Gas heating • EPC rating D • Courtyard garden



Directions: From Rye, take the A259 in a westerly direction passing over the River Brede and turn sharply right and then left up Strand Hill into Winchelsea Town. Pass through the Strand Gate and continue along the High Street and around the sharp left hand bend where the wooden white picket gate to the property will be seen on the right hand side, opposite the bus stop.

German Street

Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft



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

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk