



**Moloney**  
COUNTRY PROPERTY

**WILLOW BANK COTTAGE** WICHESEA BEACH



## WILLOW BANK COTTAGE, SEA ROAD, WINCHELSEA BEACH, EAST SUSSEX TN36 4LA

A SUBSTANTIAL DETACHED BUNGALOW IN SOUGHT AFTER LOCATION BORDERING THE RIVER BREDE ENJOYING FISHING AND MOORING RIGHTS, FOR COMPLETE REFURBISHMENT AND UPDATING WITH PLANNING PERMISSION REF: RR/2018/1690/P GRANTED FOR THE REMOVAL OF FRONT ADDITION, ERECTION OF REAR EXTENSION AND NEW LARGER ROOF OVER EXTENDED DWELLING WITH FRONT AND REAR DORMERS AND REAR BALCONY (WORK HAS COMMENCED). AN EXCITING PROJECT CURRENTLY COMPRISING LARGE OPEN PLAN RECEPTION AREA/KITCHEN/STUDY, TWO BEDROOMS, ONE WITH SNUG/DRESSING ROOM, SHOWER ROOM. GOOD SIZE PLOT. FARMLAND VIEWS.

ACCOMMODATION LIST: ENTRANCE PORCH. ENTRANCE HALL. OPEN PLAN SITTING/DINING ROOM/KITCHEN/STUDY, HALL. CLOAKROOM, TWO DOUBLE BEDROOMS, ONE WITH DRESSING ROOM/SNUG. SHOWER ROOM. OFF ROAD PARKING FOR TWO/THREE VEHICLES. DETACHED OUTBUILDING/GARAGE. SUMMERHOUSE. GOOD SIZED REAR GARDEN BACKING ON TO THE RIVER BREDE ENJOYING MOORING AND FISHING RIGHTS. FAR REACHING RURAL VIEWS. PP FOR EXTENSION-WORK HAS COMMENCED.



Step up to sliding UPVC double glazed door with matching panel to side to:

**ENTRANCE PORCH:** Wooden part glazed door with matching panels to both sides to:

**ENTRANCE HALL:** UPVC double glazed window to front. Part obscure glazed wooden door with matching panel to side to:

**OPEN PLAN SITTING/DINING ROOM/KITCHEN/STUDY:** UPVC double glazed window to the front, window to side, sliding door to the rear. Faux beams. Opening to hall. Kitchen area: UPVC double glazed window enjoying views of the garden, stable door leading to the rear. Currently fitted with range of neutral base and wall units. 1 ½ bowl single drainer polycarbonate sink unit. Plumbing for washing machine and dishwasher. Built in Neff electric oven. Space for further under worktop appliances. Breakfast bar. Faux beams.

**HALL:** Window to front. (Stairs to the first floor) Door to:

**CLOAKROOM:** Fitted with white WC & Basin.

**SHOWER ROOM:** Fitted with contemporary white suite comprising WC, hand basin set onto storage unit & walk in shower cubicle. Tiled walls and floor. Mirror doored cabinet. Inset ceiling lights. Ladder style heated towel rail.

**GUIDE PRICE £480,000**



**BEDROOM ONE:** Bay style UPVC double glazed window to the front. Fitted with range of wardrobe cupboards. Coved ceiling. Spotlights.

**DRESSING ROOM/SNUG:** Obscure UPVC double glazed window to the rear. Coved Ceiling. Door to:

**BEDROOM TWO:** UPVC double glazed window enjoying views over the rear garden. Coved ceiling. Ideal gas boiler.

**OUTSIDE:** The property is approached from the road over concrete driveway providing parking. Central area of level lawn with planted beds and borders. Wooden panelled fence to the front. Pathway leads to the front door and on to further hard standing area at the other side of the property. The rear garden is of good size with paved terrace for al fresco dining. Outbuilding (15'8 x 7') Summerhouse. Stunning far reaching views across farmland to the rear and the River Brede. Willow Bank Cottage enjoys mooring and fishing rights.

**SERVICES:** All mains services are connected. Gas central heating.

**FLOOR AREA:** 117 m<sup>2</sup> (1,259 ft<sup>2</sup>) Approx.

**EPC RATING:** 'E'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'D'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Winchelsea & Rye stations provide services via Hastings to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe via Rye.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

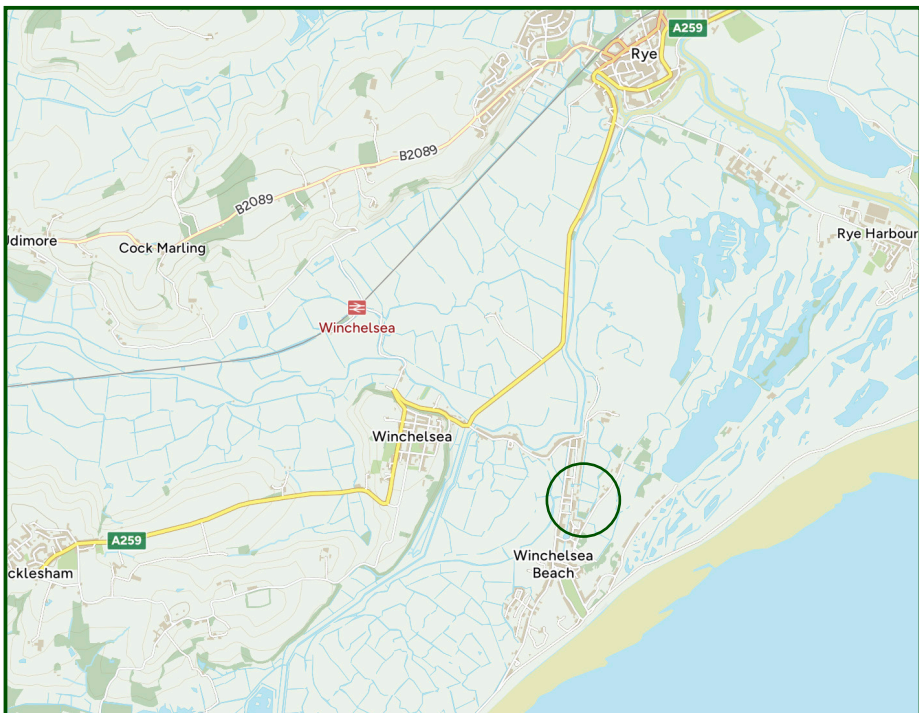
**DIRECTIONS:** Travelling on the A259 from Rye towards Hastings, take the left hand turning into Sea Road just past the Winchelsea sign. Continue past the small shop on the left, round the bend and Willow Bank Cottage will be found on the left hand side of the road behind a wide grass verge.

**What3Words (Location):** [///coveted.envelope.goodnight](https://www.what3words.com/en/coveted.envelope.goodnight)

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



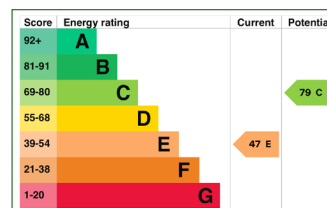
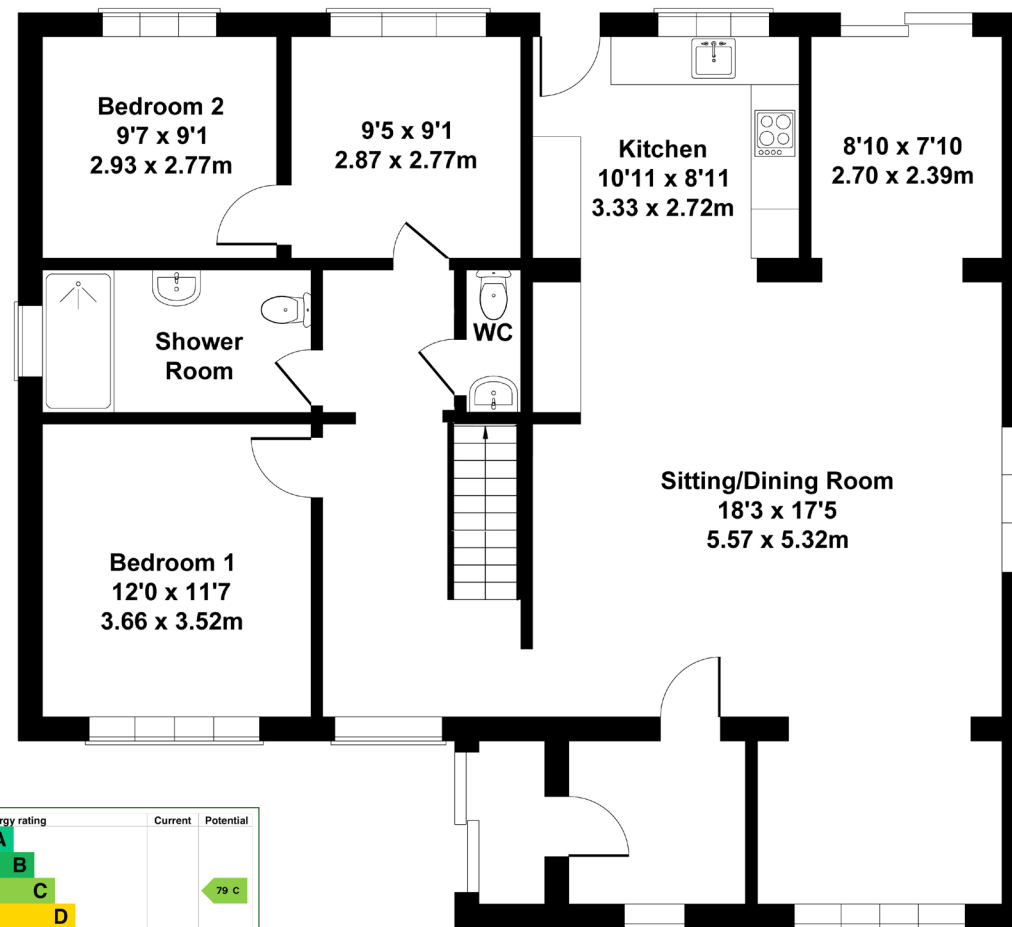




IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

## Willow Bank Cottage

Approximate Gross Internal Area  
1259 sq ft - 117 sq m



Not to Scale.  
For Illustrative Purposes Only.

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