

**RUSH  
WITT &  
WILSON**



**Tdoa Pett Level Road, Winchelsea Beach, East Sussex TN36 4ND  
Guide Price £525,000**



**Rush Witt & Wilson are pleased to offer a substantial DETACHED FAMILY HOME in a POPULAR COAST VILLAGE only minutes from a BEAUTIFUL BEACH.**

**The spacious, versatile and well presented accommodation comprises open plan double aspect living room with adjoining dining room, kitchen, ground floor bedroom / family room and cloakroom. On the first floor there are three further bedrooms, one with an ensuite shower room and a family bathroom.**

**There is a garage to the side and an adjoining garden store.  
Driveway parking. Good size westerly facing rear garden with koi pond. SUMMER HOUSE / STUDIO.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000.**



## Locality

Tdoa is situated in the much sought after coastal village of Winchelsea Beach, only a short walk from the stunning beach which extends to the cliffs at Fairlight in one direction and to Rye Harbour in the other where there is a nature reserve and mooring and launching facilities available.

Village amenities include the Co-op general store which is open seven days a week and has a Post Office. There is a public houses, restaurants/ takeaways, butchers and delicatessen, as well as a fishmonger/greengrocer, parish church and active community hall/ association.

A few minutes away from miles of open shingle beach that extends from the cliffs at Fairlight to a nature reserve at Rye Harbour, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

The ancient town of Rye is only a short drive away and there is also access via a regular bus service, where there can be found primary and secondary schooling and a sports centre. as well as weekly farmers' and general markets along with an array of specialist and general retail stores.

## Reception Hall

10'4" x 5'4" (3.17 x 1.65)

## Cloakroom

5'10" x 4'6" (1.79 x 1.38)

Wash basin and wc. Window to the rear.

## Dining Room

11'0" x 10'3" (3.37 x 3.13)

Double doors open to the rear garden. Open plan to Living room creating a great central hub to the home.

## Living Room

20'11" x 12'9" (6.4 x 3.9)

A light and airy double aspect room wiuth window to the front and side . Stairs rise to the first floor. Feature stone wall, fireplace with log burner.

## Kitchen

11'9" x 10'5" (3.59 x 3.18)

Fitted with a range of traditional style cupboard / drawer base units, matching wall mounted cabinets and complimenting worktop. Space and point for gas cooker. Space and plumbing for washing machine, space also for fridge freezer. Breakfast bar. Floor standing boiler. Window to the rear and door to the side.

## Bedroom

17'8" x 9'10" (5.4 x 3)

Window to the front, double doors to the rear and further door to the side.

## First Floor Landing

Door to front leads onto a ROOF TERRACE. Shelved airing cupboard housing the hot water cylinder.

## Roof Terrace

Accessed from the landing a generous additional outside space.

## Bedroom

18'4" x 9'5" (5.6 x 2.89)

Double aspect with windows to the front and rear.

## En suite Shower Room

5'2" x 4'11" (1.58 x 1.51)

White suite comprising a shower cubicle, wash basin and wc.

## Bedroom

11'10" x 8'2" (3.63 x 2.51)

Window to the rear.

## Bedroom

11'10" x 11'4" (3.63 x 3.47)

Windows to the front and rear.

## Family Bathroom

7'8" x 6'0" (2.35 x 1.84)

Suite comprising bath, wash basin and wc. Window to the front.

## Outside

Double gates open to a tarmac drive providing off road parking for at least two cars. Mature, managed conifer hedging to the front. Area of lawn.

There is a courtyard to the side accessed from the kitchen.

Good size rear garden incorporating a brick paved terrace extending the width of the property, this leads onto a level lawn with a variety of mature trees and established flower / shrub beds.

There is a large koi pond.

## Garage

16'0" x 10'2" (4.9 x 3.12)

Door to the front. personal door to the rear to garden store.

## Garden Store

9'6" x 7'6" (2.9 x 2.3)

Accessed from the ground floor bedroom / family room. A useful coveered storage area.

## Summer House / Studio

A detached timber building located at the rear of the garden. Considered suitable for a variety of purposes.

## Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax: Band E



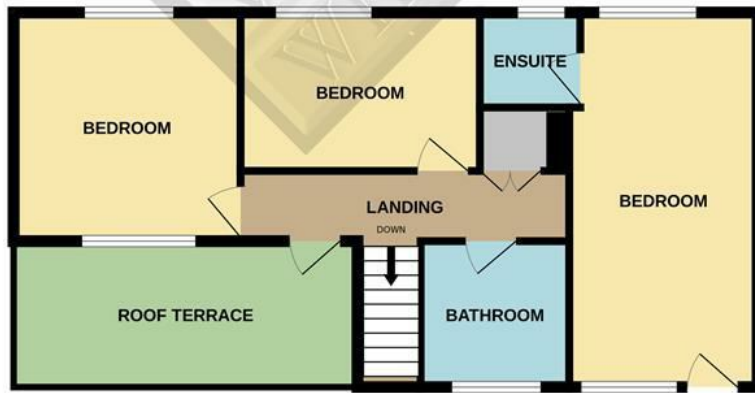




GROUND FLOOR



1ST FLOOR

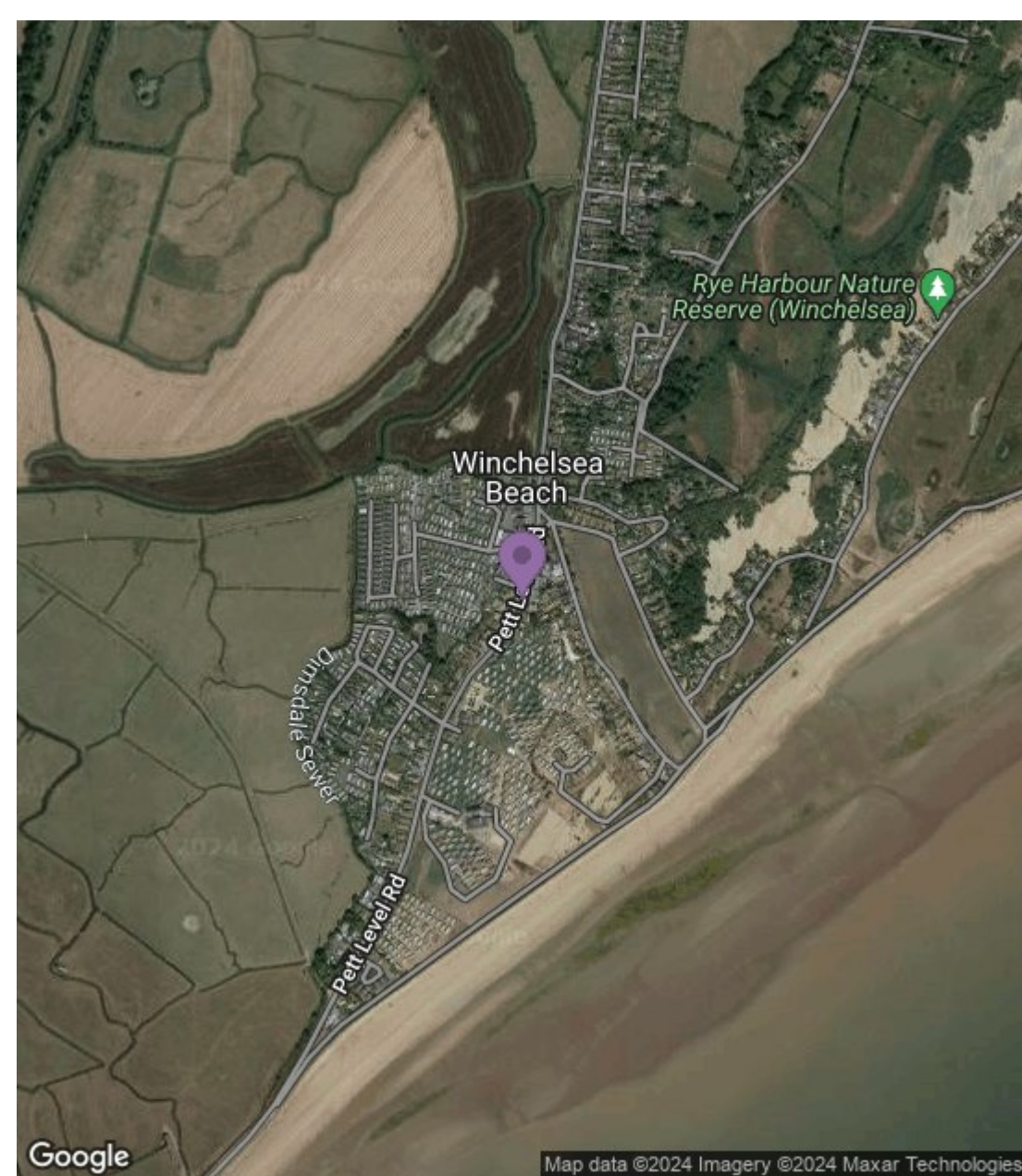


TOTAL FLOOR AREA : 1647sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**RUSH  
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