

**RUSH  
WITT &  
WILSON**



**3 Hiam Bungalows Higham Road, Winchelsea, East Sussex TN36 4HG  
Chain Free £325,000**

**Rush Witt & Wilson are pleased to offer a charming attached single storey cottage occupying a tucked away location in the heart of the ancient town of Winchelsea, accessed via a twitten.**

**The nicely proportioned and well presented accommodation comprises double aspect living room, kitchen / dining room with access to the garden, two bedrooms and a modern shower room.**

**There is garden to the front and rear.**

**Equally suitable as a main residence, second home or investment purchase. Offered CHAIN FREE.**

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



**Locality**

The property occupies a tucked away position in the heart of Winchelsea, an ancient Cinque Port Town on the south coast of England.

Local amenities include a general store, public house/restaurant and primary school. There are many clubs and societies in Winchelsea including bowls and cricket clubs, garden society, art, literary and ancient monuments.

Further shopping, sporting and recreational amenities can be found in the historic coastal town of Hastings or the Cinque Port town of Rye, each only a short drive away.

Just outside the town there is a railway station with services to Brighton and to Ashford with connecting high speed services to London.

At nearby Winchelsea Beach there is access to miles of open shingle beach which extends to the cliffs at Fairlight to a nature reserve at Rye Harbour where there are also launching and mooring facilities.

**Living Room**

14'0" x 12'4" (4.27 x 3.77)

Double aspect with windows to the front and side.

**Kitchen / Dining Room**

10'10" x 10'5" (3.32 x 3.19)

Fitted with modern cupboard / drawer base units. Complementing worktop with inset sink, space beneath for fridge. Space and point for cooker. Wall mounted gas fired boiler. Space for table and chairs. Window to the rear, further window and glazed door to the side.

**Bedroom**

13'6" x 9'10" (4.12 x 3.01)

Window to the front.

**Bedroom**

10'6" x 8'7" max (3.22 x 2.64 max)

Window to the rear.

**Shower Room**

6'1" x 5'6" (1.86 x 1.70)

Shower cubicle, wash basin and wc. Heated towel rail. Window to the rear.

**Outside**

A gravel pathway leads from the twitten to the property. There are a selection of shrubs.

There is a further area of garden to the rear, incorporating lawn and a gravel terrace.

**Agents Notes**

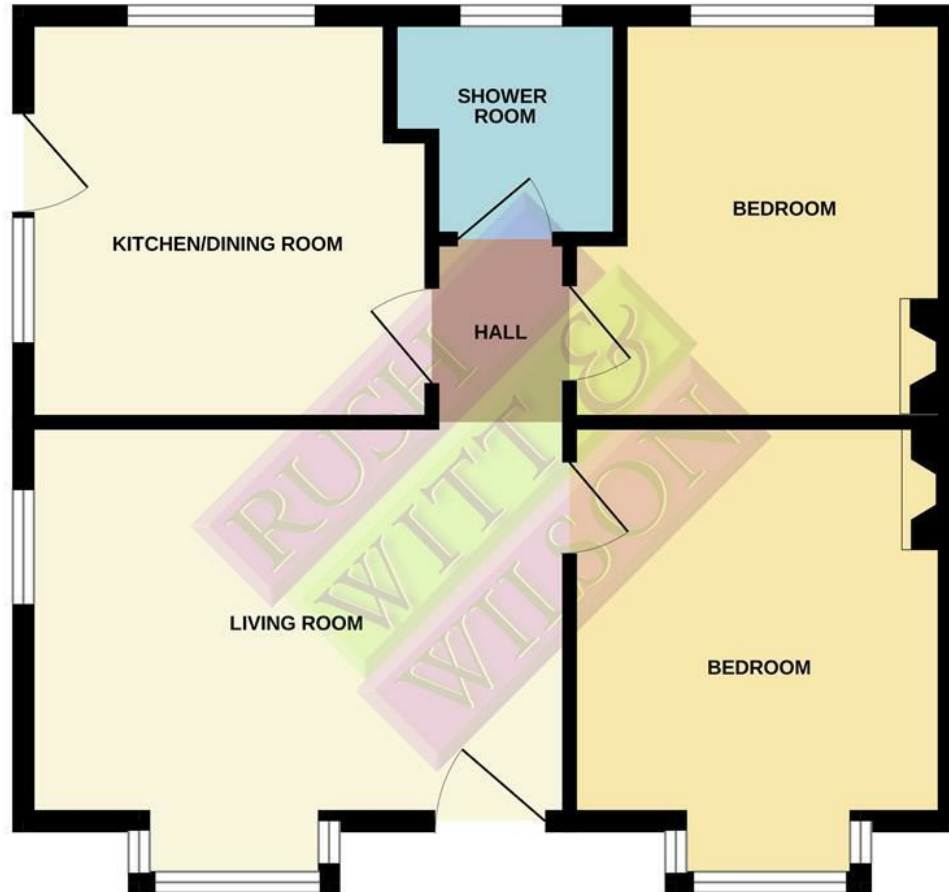
None of the services or appliances mentioned in these sale particulars have been tested.

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.

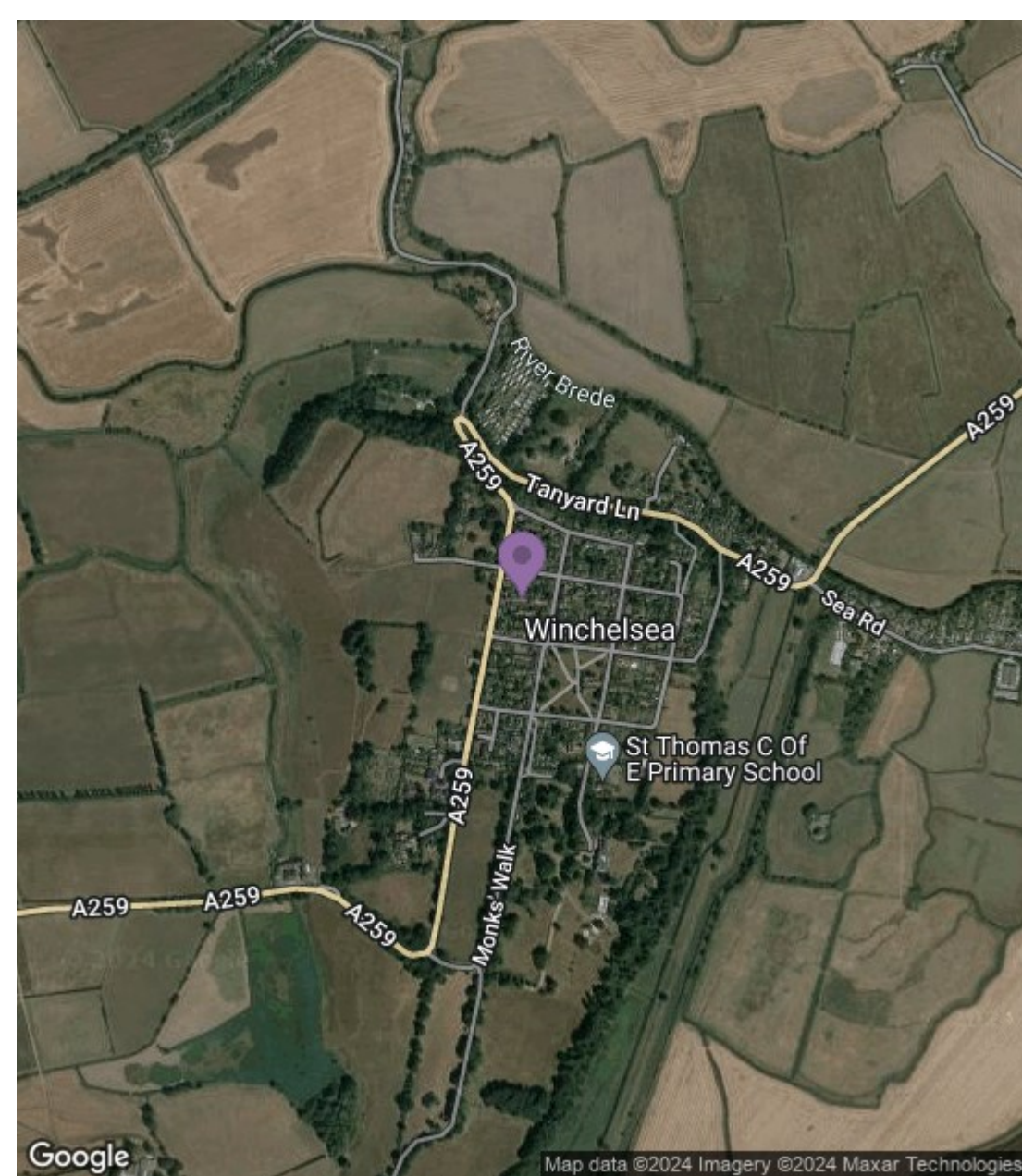
Council Tax Band : C



# GROUND FLOOR



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #c6e0b4; margin-right: 5px;"></div> <span style="font-weight: bold; color: green; font-size: 1.2em;">83</span> </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #c6e0b4; margin-right: 5px;"></div> <span style="font-weight: bold; color: green; font-size: 1.2em;">83</span> </div>
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Lettings & Property Management**



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