

**RUSH
WITT &
WILSON**



**2 Holford Farm Cottages Pett Level Road, Winchelsea Beach, East Sussex TN36
4ND**

Guide Price £200,050

FAMILY HOME ONLY A SHORT WALK FROM BEACH

Rush Witt & Wilson are pleased to offer a nicely proportioned family home in the popular coastal village of Winchelsea Beach. Arranged over two floor the well presented accommodation comprises living room, kitchen / dining room, three bedrooms, family bathroom and cloakroom.

Parking to the front, garage and further parking en bloc to the rear. Low maintenance garden incorporating split level terrace and level lawn. For further information and to arrange a viewing please contact our Rye Office 01797 224000.



Locality

Located in the heart of 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 house, restaurant, 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, sports centre, weekly farmers and general markets along with an array of specialist and general retail stores.

Reception Hall

Door to the side. Double cupboard.

Cloakroom

5'1" x 3'6" (1.55 x 1.09)
Wash basin and wc.

Living Room

18'10" x 16'1" including stairwell (5.76 x 4.91 including stairwell)
Window to the front. Under stairs cupboard.

Kitchen/ Dining Room

18'11" x 8'1" (5.77 x 2.48)
Fitted with a range of cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Four burner gas hob with oven beneath. Space and plumbing for washing machine and dishwasher. Space and point for fridge freezer. Upright cupboard housing gas fired boiler.

First Floor Landing

Stairs rise from the Living Room.

Access to loft space. Shelved linen cupboard.

Bedroom

12'2" x 11'1" (3.73 x 3.39)
Window to the front. Built in double wardrobe. Wall mounted air conditioning unit.

Bedroom

12'1" x 10'3" (3.7 x 3.14)
Window to the rear. Built in double wardrobe.

Bedroom

9'3" x 7'4" (2.82 x 2.25)
Over stairs cupboard. Window to the front.

Bathroom

9'1" x 5'6" (2.78 x 1.69)
A modern suite comprising L shaped bath with mixer tap and shower / screen over. Pedestal wash basin and wc. Heated towel rail. Window to the rear.

Outside

Brick paved hardstanding the front.

A shared driveway to the left leads to a block of garages, There is space also to park another car. Pedestrian gate to the rear garden.

Split level decked terrace is accessed from the Kitchen / Dining Room. Area of level lawn.

Garage

16'0" x 7'2" (4.88 x 2.19)
Up and over door to the front.

Agents Notes

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

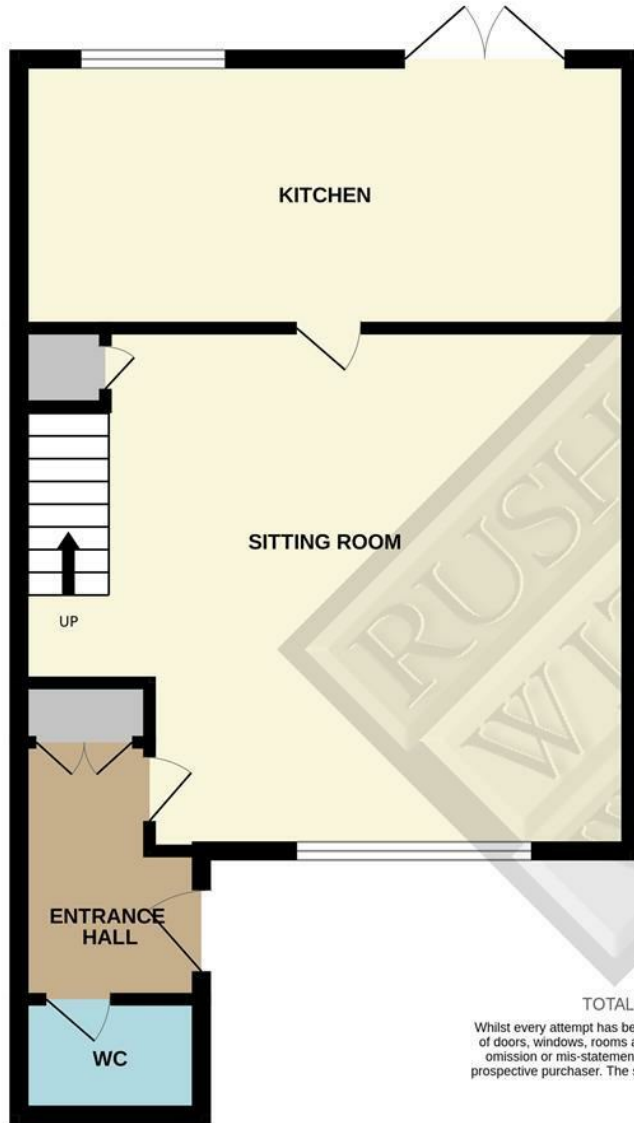
It should also be noted that measurements quoted are given

for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - C



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



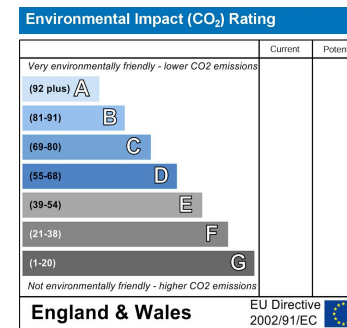
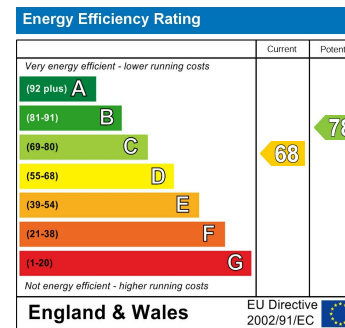
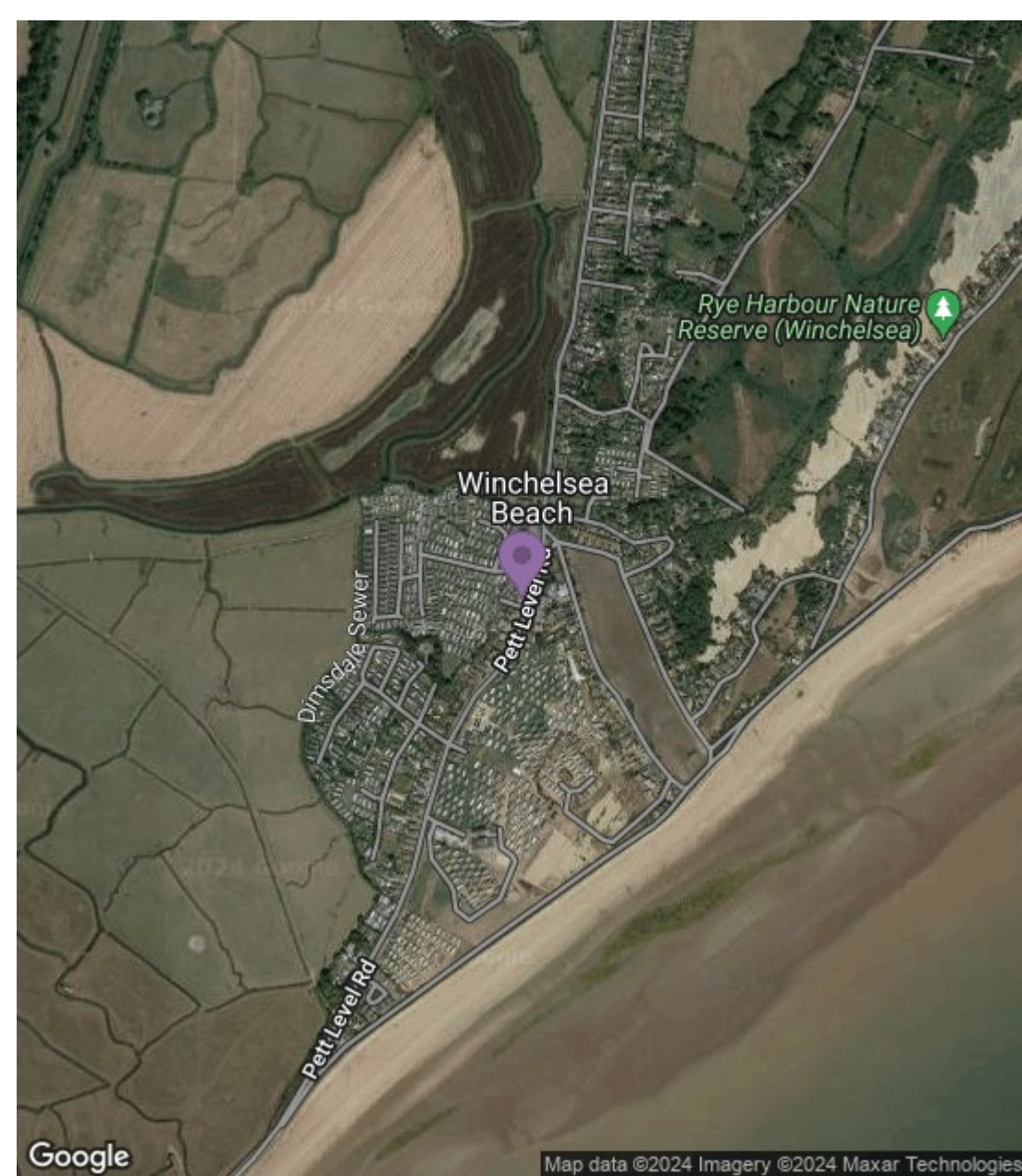
1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk