

**RUSH  
WITT &  
WILSON**



**Sunrise Cottage German Street, Winchelsea, East Sussex TN36 4EN  
Offers In The Region Of £400,000**

## SUBSTANTIAL GRADE II LISTED HOME - HEART OF THE ANCIENT TOWN OF WINCHELSEA

Rush, Witt & Wilson are delighted to present to the market this Five bedroom terraced cottage with outside space in the sought after Cinque Ports Town of Winchelsea.

Arranged over three floors the accommodation comprises of three bedrooms to the top (second floor), two well appointed bedrooms with a bathroom each to the first floor, living room, dining room and kitchen on the ground floor,

Offered for sale CHAIN FREE, early viewings are considered essential to avoid disappointment and can be arranged via the vendors appointed sole agents Rush, Witt & Wilson on 01797 224000.



**Locality**

Situated in the heart of the ancient town of Winchelsea, a most enchanting and unspoilt town on the South Coast.

Local amenities include a general / delicatessen, coffee shop, public house / restaurant and primary school. There are many clubs and societies in the town including bowls and cricket clubs, garden society, art, literary, ancient monuments and second Wednesday club with a speaker.

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

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

**Front Door**

Wooden door - south facing

**Front Room**

13'2" x 12'0" (4.02 x 3.66)  
Electric fireplace - carpet flooring - radiator - window to the front of the property.

**Dining Room**

12'9" x 10'5" (3.9 x 3.2)  
Electric fireplace, carpet flooring, radiator, window to the front of the property, door leading to:

**Kitchen**

Fitted with a range of cupboard/drawer base units and matching wall mounted cabinets, vinyl floor, glazed window to the rear of the property.

**Hallway**

**Downstairs WC**

**Bedroom One**

13'1" x 10'5" (4.00 x 3.2)  
Double bedroom, fireplace, carpet floor, built in storage, radiator, window to front of property.

**Ensuite Bathroom**

fitted with bath and sink.

**Bedroom Two**

13'3" x 12'0" (4.05 x 3.67)  
Double bedroom, carpet floor, double windows to the front of the property, built in storage, radiator.

**Upstairs WC**

**Bathroom One**

6'10" x 3'11" (2.1 x 1.2 )  
Fitted with bath and sink, carpet floor.

**Bedroom Three**

10'2" x 6'8" (3.12 x 2.05)  
Double bedroom, radiator, carpet floor, window to the rear of the property.

**Bedroom Four**

10'9" x 9'9" (3.30 x 2.99)  
Double bedroom, carpet floor, radiator, window to the front of the property.

**Bedroom Five**

12'2" x 11'7" (3.73 x 3.54)  
Double bedroom, carpet floor, radiator, window to the front of the property.

**Courtyard**

Courtyard style garden to the rear, paved floor, storage, securely enclosed.

**Views**

Over looking Winchelsea Town historic church, walking distance to local shop and minutes away from country walks.

**Agent's notes**

There is a flying freeholds, further details available on request.

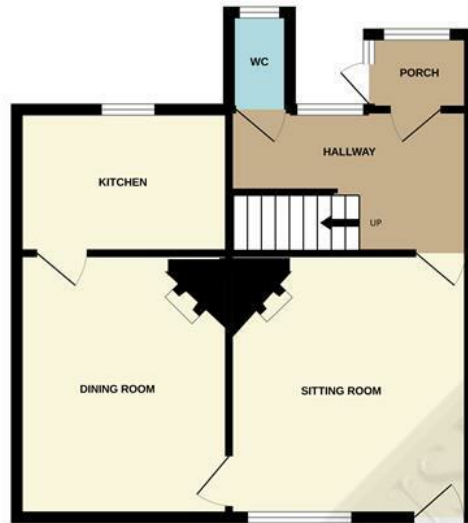
None of the services or appliances mentioned in these sale particulars have been tested.

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.

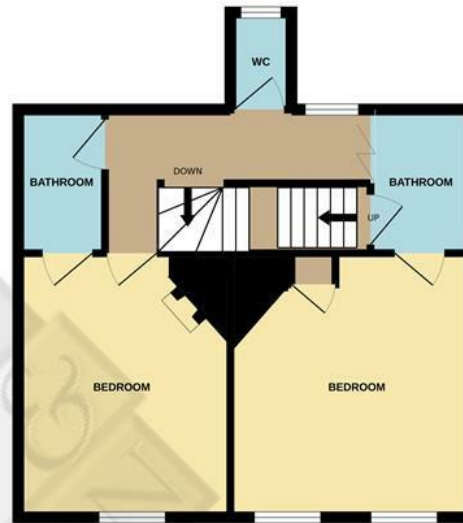
Council Tax Band - E



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



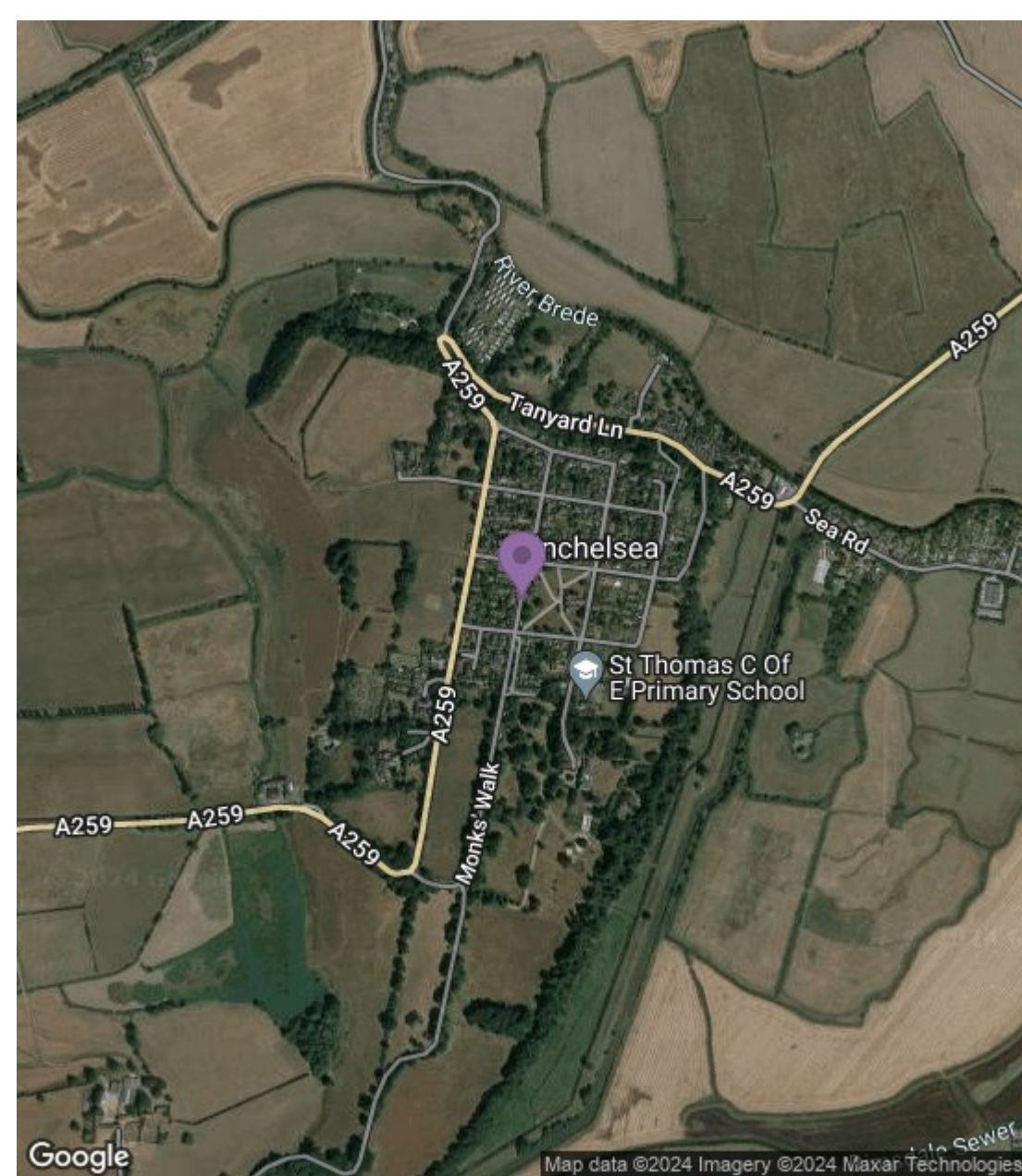
2ND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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.  
Made with Metropix ©2022





**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**