

**RUSH  
WITT &  
WILSON**



**Willow Bank Cottage Sea Road, Winchelsea Beach, East Sussex TN36 4LA  
Guide Price £480,000**



**RIVERSIDE HOME WITH POTENTIAL**

Rush Witt & Wilson are pleased to offer the opportunity to acquire a detached riverside property with planning to extend.

The current dwelling comprises open plan living room with dining area, study, two principal bedrooms, dressing room / occasional bedroom, shower room and wc.

There is scope to enhance, extend or develop.

Planning permission has been granted, Ref:

RR/2018/1690/P for removal of front addition, erection of rear extension and new larger roof over extended dwelling with front and rear dormers and rear balcony.

The property benefits from parking at the front and a good size rear garden that back onto the river bank.

Stunning uninterrupted rural views are enjoyed.

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

**Locality**

Willow Bank Cottage is situated in the sought after coastal village of Winchelsea Beach, with rural / canal walks nearby and a 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 as well as 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 are public houses/restaurants, butchers and delicatessen, as well as a fishmonger/greengrocer and an active community hall / association.

The ancient Cinque Port 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 and indoor swimming pool, weekly farmers' and general markets along with an array of specialist and general retail stores.

**Entrance / porch**

6'8" x 6'0" (2.050 x 1.842)

Window to front

**Open plan Kitchen / living room**

28'11" x 17'4" (8.822 x 5.307)

Triple aspect

**Kitchen**

7'5" x 9'7" (2.278 x 2.931)

space for dishwasher and washing machine. Door and window to rear. A range of base level cupboards with worktop space and sink.

**Dining area**

7'6" x 6'3" (2.305 x 1.922)

Window to front

**Garden Room / Office**

6'1" x 8'10" (1.878 x 2.707)

Sliding doors onto garden

**Hallway**

9'0" x 18'6" (2.760 x 5.663)

Window to front, stairs rising.

**Bedroom**

11'9" x 12'10" (3.598 x 3.916)

**Bathroom**

11'9" x 5'10" (3.590 x 1.782)

Modern walk in shower, basin, toilet, heated towel rail, tiled floor.

**Room / bedroom**

9'5" x 9'2" (2.874 x 2.816)

window to rear

**Bedroom**

9'8" x 9'1" (2.970 x 2.791)

window to rear

**WC**

6'2" x 3'2" (1.887 x 0.976)

**Outside**

There is parking to the front.

Good size garden to the rear. Lain mainly to lawn with a variety of mature trees and shrubs. Decked terrace over looking the river with rural views.

**Summerhouse / studio**

A substantial timber building, ideal as home office / workspace.

**Detached Outbuilding****Planning Permission**

Planning has been granted RR/2018/1690/P

Proposed removal of front addition, erection of rear extension and new larger roof over extended dwelling with front and rear dormers and rear balcony.

Some works have been carried out, details and plans are available on request.

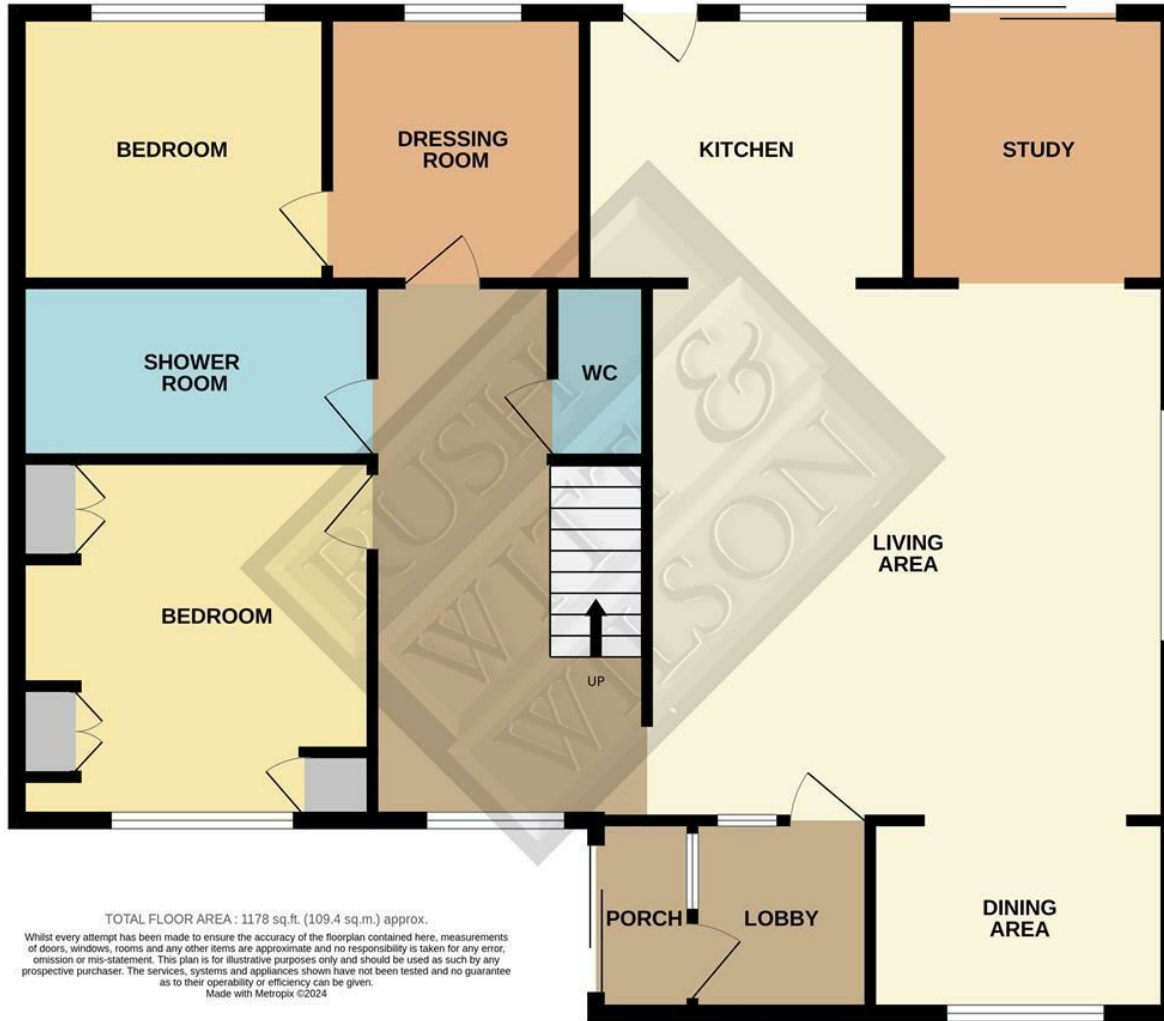
**Agents Notes**

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 D

GROUND FLOOR  
1178 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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