

**RUSH
WITT &
WILSON**



**Iden Morlais Place, Winchelsea, East Sussex TN36 4LG
Guide Price £315,000**

Rush Witt & Wilson are delighted to offer this well-presented timber framed detached bungalow located in a quite popular location in Winchelsea Beach which is positioned close to local amenities and within walking distance to the beach.

The property comprises of a dual aspect living area with patio doors leading to the garden, fitted kitchen, shower room and spacious double bedroom with en-suite bathroom.

**To the front the property benefits from off-road parking & to the rear is a delightful secluded rear garden with lawn and mature planting.
For further information and to arrange a viewing please call our Rye Office 01797 224000**



Locality

Iden Cottage occupies a tucked away position in the 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. Also readily accessible to public footpaths / rural walks.

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.

Further shopping, sporting and recreational amenities will be found in the nearby towns of Rye and Hastings.

Entrance Lobby**Shower Room**

7'9" x 2'5" (2.38 x 0.76)

Shower cubicle, wash basin and wc. Window to the side.

Bedroom

13'5" x 9'6" (4.09 x 2.90)

Window to the side.

Study

6'0" x 5'2" (1.85 x 1.59)

Double aspect with windows to the front and side. Built in shelved cupboard.

Bathroom

6'0" x 5'8" (1.85 x 1.74)

A white suite comprising bath, wash basin and wc. Window to the side.

Kitchen

9'4" x 7'4" (2.85 x 2.25)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Integrated

dishwasher and washing machine. Worktop with inset sink. Hob with oven beneath. Space and point for fridge freezer.

Dining Area

9'3" x 7'1" (2.84 x 2.18)

Window to the side.

Living Room

15'1" x 8'9" (4.61 x 2.67)

Double doors, with full height windows to either side, open to the terrace and garden.

Outside

There is a an area to the front used for parking.

Area of lawn to the front and pathway leading to side.

The rear garden is of good size with a decked terrace abutting the property, lawn and shrub beds.

Timber shed and store.

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 A



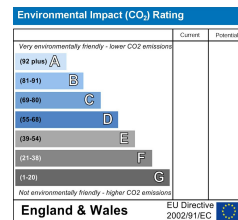
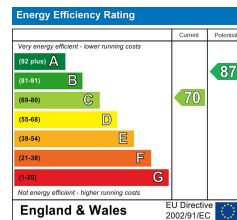
GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

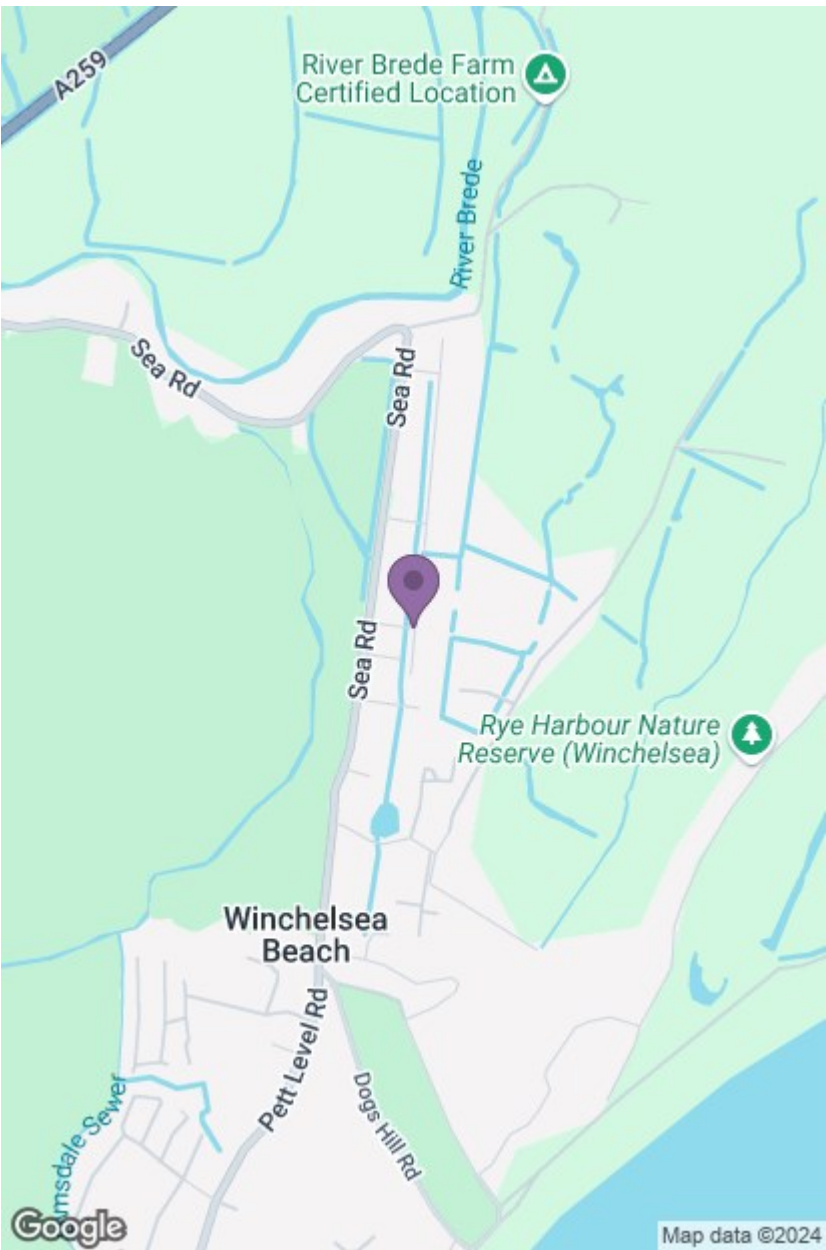


TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.

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.

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