

**RUSH  
WITT &  
WILSON**



**Rozel Sea Road, Winchelsea, TN36 4LA**  
**£725,000**



**Rush Witt & Wilson are delighted to offer this modern style double fronted detached riverside home, finished to a high standard throughout offering off-road parking, double garage and far-reaching views across the River Brede towards the nature reserve. From the entrance lobby you continue to the main hallway naturally lit by the large picture window at the staircase. To the left side is a stunning modern fitted kitchen/dining room with access to the garden and office space to the rear & to the right of the hallway is a spacious triple aspect family living room also providing access to the garden. There is a cloakroom/wc from the hallway and turning staircase to the first floor. The landing leads to the main bedroom with Juliet balcony offering views across the garden and over the river. There are two further double bedrooms on this level as well as a spacious modern fitted family bathroom with bath tub and separate shower cubicle. Externally the property benefits from a large paved driveway leading to a double garage and rear garden with paved patio area leading to a large lawn and decked jetty on the bank of the river. To arrange your viewing please call 01797224000 NOW.**



**Entrance**  
8'11 x 6'1 (2.72m x 1.85m)  
Built in storage/cloaks cupboard, access through to:

**Inner Hallway**  
11'2 x 7'6 (3.40m x 2.29m)  
Understairs storage cupboard, stairs rising to the first floor, doors off to the following:

**Cloakroom/WC**  
6'10 x 3'7 (2.08m x 1.09m)  
Window, low level wc, wash hand basin.

**Kitchen/Dining Room**  
31'11" x 14'2" (9.73m x 4.33m)  
Quadruple aspect with windows to the front, to rear and to either side, door to side, modern range of base and eye level units, two built in ovens, space for American style fridge/freezer, integrated washing machine, integrated tumble dryer, integrated dishwasher, integrated microwave, wine fridge, central island housing an induction hob with built in extractor. Office area to rear with window looking over the garden.

**Living Room**  
18'3 x 17'2 (5.56m x 5.23m)  
Triple aspect with windows to front and side, double doors providing access to the rear garden, built in log burner,

**First Floor**

**Landing**  
Doors off to the following:

**Bedroom One**  
16'2 x 16' (4.93m x 4.88m)  
Double aspect with window to front and double doors to rear opening onto the balcony enjoying views over the garden and river, built in wardrobes.

**Family Bathroom**  
12'11 x 7'8 (3.94m x 2.34m)  
Window, freestanding bath, walk-in shower, low level wc, wash hand basin, heated towel rail.

**Bedroom Two**  
17'5 x 12'2 (5.31m x 3.71m)  
Double aspect with windows to side and rear, built in wardrobes.

**Bedroom Three**  
14'6 x 11'2 (4.42m x 3.40m)  
Window to front, skylight, built in wardrobes.

**Outside**

**Large Driveway**  
Large driveway providing off road parking for multiple vehicles, side access leading to:

**Double Garage**  
16'10" x 16'6" (5.140 x 5.039)  
Up and over door, power and electricity.

**Rear Garden**  
Large area of garden, bar and decked area to the rear with steps leading down providing access to the river.

**Agents Note**  
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.

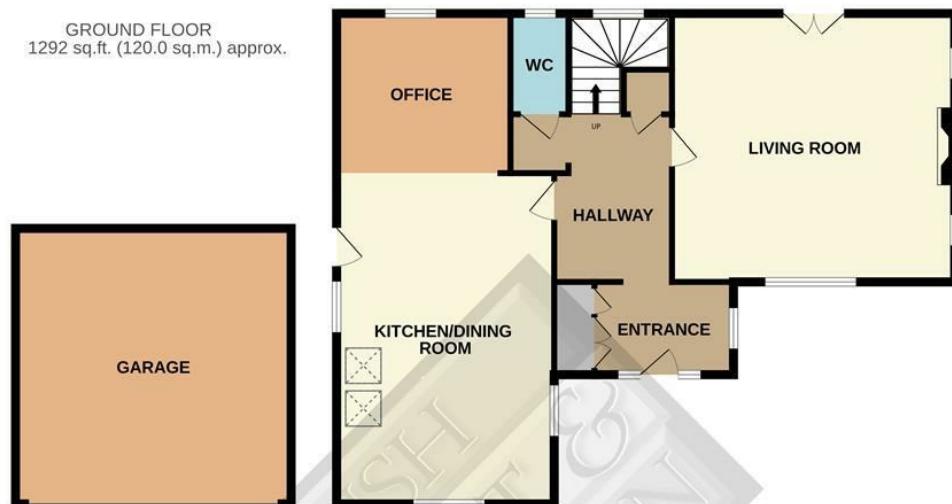
Council Tax Band - E







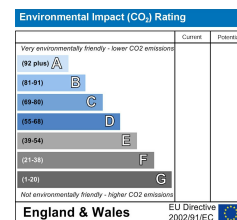
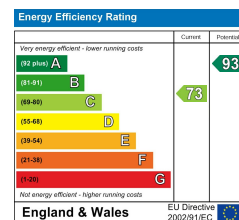
GROUND FLOOR  
1292 sq.ft. (120.0 sq.m.) approx.

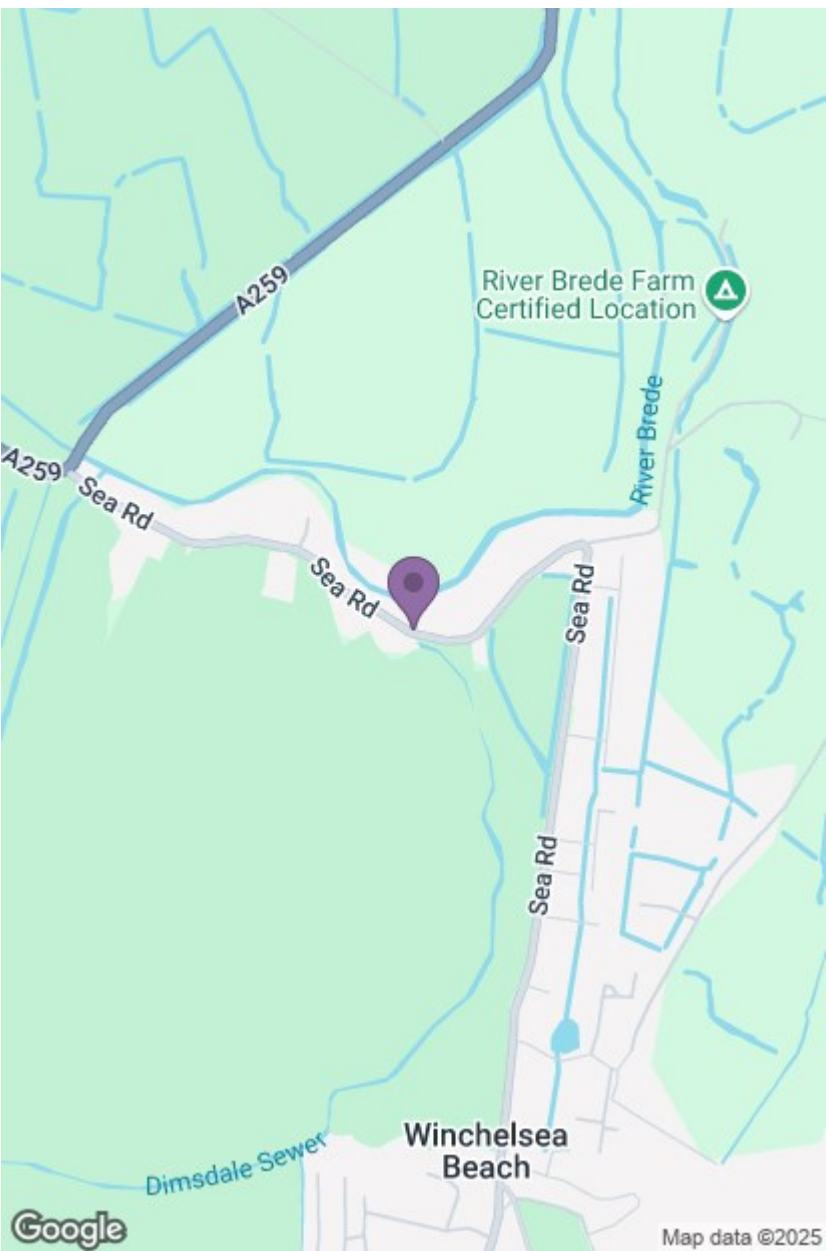


1ST FLOOR  
794 sq.ft. (73.8 sq.m.) approx.

TOTAL FLOOR AREA : 2086 sq.ft. (193.8 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 ©2024





**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](mailto:rye@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)