

**RUSH
WITT &
WILSON**



Iden Morlais Place, Winchelsea, East Sussex TN36 4LG
By Auction £230,000

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. Boiler recently installed.

To the front the property benefits from off-road parking & to the rear is a delightful secluded rear garden with lawn and mature planting.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

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

Auctioneer Comments
Auctioneer Comments:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is

provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a NonRefundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

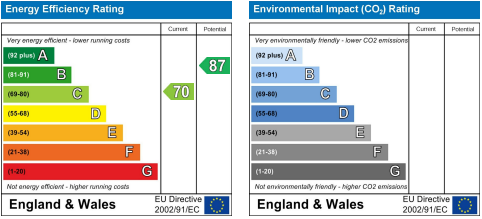


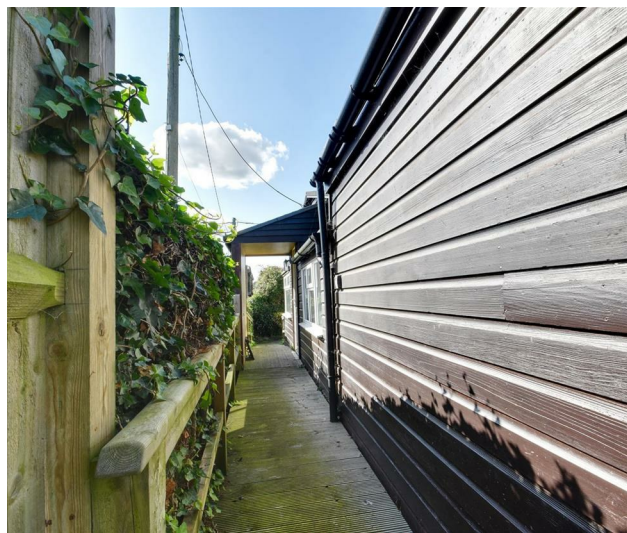
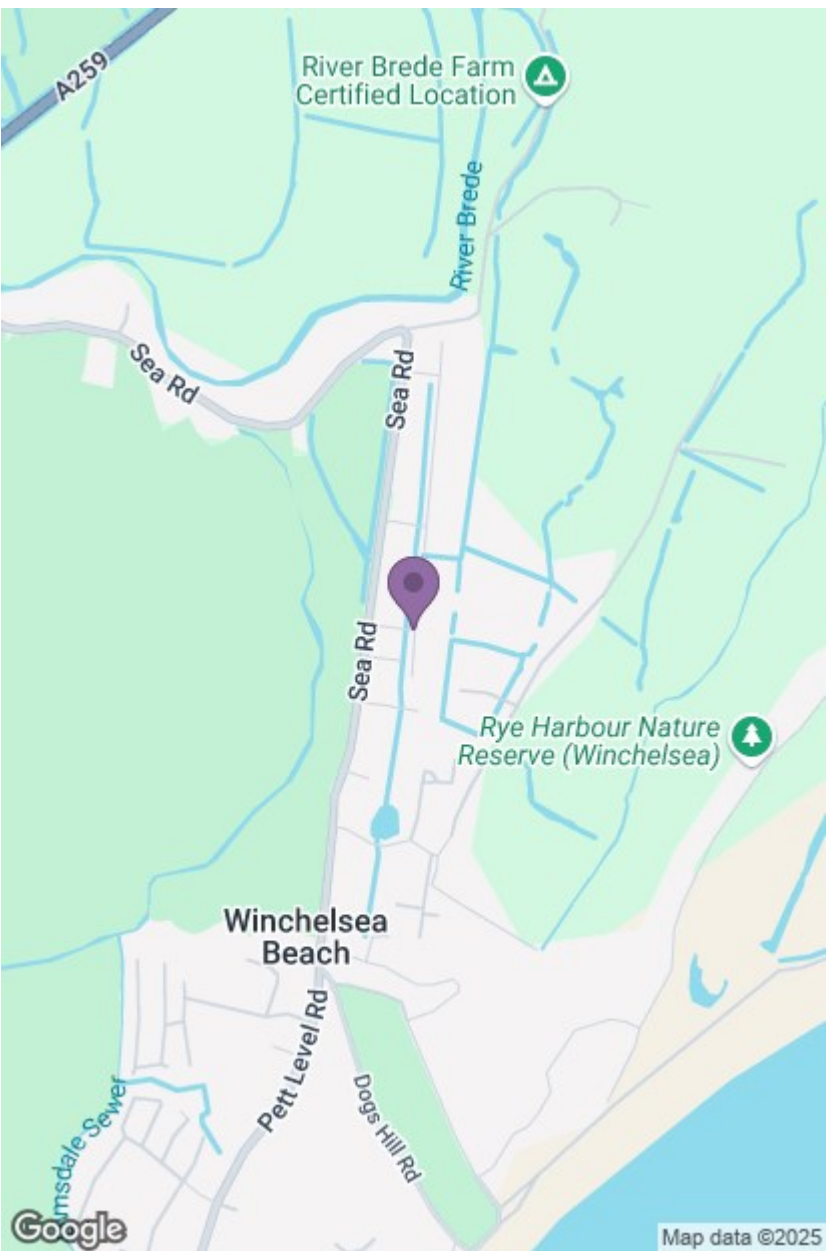
GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



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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