

**RUSH
WITT &
WILSON**



4 Greyfriars Place Sea Road, Winchelsea Beach, TN36 4LQ
Guide Price £295,000

Rush Witt & Wilson are pleased to offer a well presented attached village home that will appeal to a variety of buyers, being considered equally suitable as a main residence, second home or investment purchase.

The accommodation comprises a living room with direct access to the garden, kitchen/dining room, two bedrooms and a shower room, there is a good size garden and garage en-bloc.

The property is being offered chain free and could be available for early occupation.

For further details and to arrange a viewing please contact our Rye office on 01797 224000.

Locality

The property is situated in the increasingly sought after coastal village of Winchelsea Beach, with views over farmland and 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.

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, yake aways and an active community hall / association.

Entrance Porch

Door to living room.

Living Room

14'8 x 10'5 (4.47m x 3.18m)

Stairs to the first floor, double doors to the rear leading to terrace and garden.

Kitchen/Dining Room

14'8 max x 9'8 (4.47m max x 2.95m)

Fitted with a range of modern cupboard and drawer base units and wall mounted cabinets, further upright storage unit and complimenting work surface with inset sink, space and point for cooker, space and plumbing for washing machine, wall mounted boiler, window to the rear, built-in storage cupboard.

First Floor

Landing

Deep shelved cupboard, access to loft space.

Bedroom

11'3 x 10'5 (3.43m x 3.18m)

Window to the rear, deep double wardrobe.

Bedroom

9'8 x 6'4 (2.95m x 1.93m)

Window to the rear.

Shower Room

6'6" x 5'2" (2m x 1.59m)

Shower cubicle, suspended wash basin, wc, generous wall tiling, heated towel rail.

Outside

Gardens

Good sized garden incorporating a paved terrace which is accessed from the living room and leads onto an area of level lawn interspersed with a variety of trees and shrubs. Further area of garden with patio area.

Garage En-Bloc

Agents Note

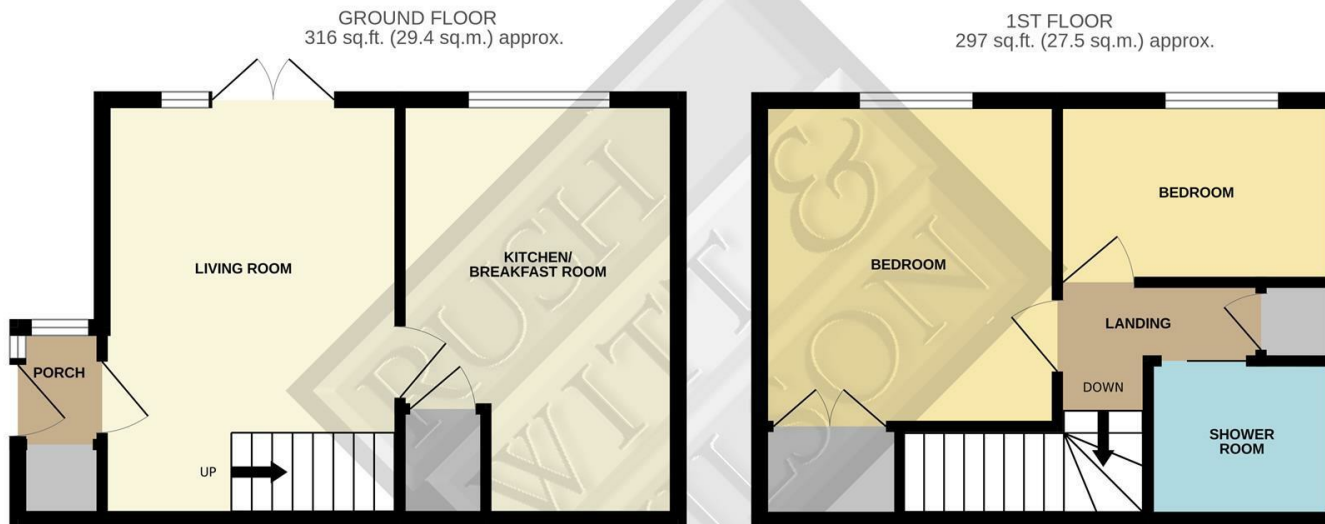
None of the services or appliances mentioned in these sale particulars have been tested.

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 – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



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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