

**RUSH
WITT &
WILSON**



Little Malt Cottage The Strand, Winchelsea, East Sussex TN36 4JT
Guide Price £415,000

CHARACTER COTTAGE - RIVER FRONTAGE - RURAL VIEWS.

Rush Witt & Wilson are pleased to offer a charming attached Grade II listed cottage with rural views. Boasting a wealth of period features the well proportioned accommodation comprises two bedrooms, living room, dining room, generous kitchen/breakfast room and bathroom. there is also a useful attic room.

Good size garden backing onto the River Brede.

Ideal main residence, second home or investment purchase.

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



Locality
The property is situated on the outskirts of historic town of Winchelsea.

The town and adjoining village of Winchelsea Beach offer a range of daily amenities to include general stores, post office, public house/restaurants, butchers, delicatessen, tea rooms, primary school and fishmonger / greengrocers.

Further shopping, sporting and recreational amenities can be found in the nearby ancients cinque ports town of Rye, which also boasts the famous cobbled Citadel, working quayside as well as weekly farmers and general markets.

There is railway station just a short walk away that offers regular services to Ashford where there are connecting, high speed, services to London.

Kitchen
15'3" x 12'3" (4.65m x 3.74m)
Skylight, double bifold doors onto garden, wall and base mounted units, space for cooker, space for dishwasher, space for fridge freezer, characterful beams.

Utility Area
5'8" x 5'6" (1.75m x 1.69m)
Wall and base units comprising sink, door leading to:

Bathroom
9'3" x 6'9" (2.82m x 2.07m)
Two windows, bath with shower head attachment, wash hand basin, low level wc., wall mounted boiler, built in shelving.

Dining Room
14'0" x 11'10" (4.27m x 3.62m)
Window and door to rear, stairs rising to loft room.

Living Room
12'9" x 12'1" (3.91m x 3.69m)
Window and door/porch to front, fireplace with log burner, characterful beams, built in shelving.

Bedroom One
12'2" x 9'6" (3.73m x 2.92m)
Double aspect, built in storage cupboards, vaulted ceiling with characterful beams.

Bedroom Two
13'5" x 11'8" max (4.10m x 3.581 max)
Window to rear.

Stairs rising to:

Attic Room
11'8" x 8'6" (3.57m x 2.60m)
Window to side.

Outside

Garden
Lawned garden to the front with established trees and shrubs.

A terrace abuts the rear of the property accessed from the kitchen/breakfast room. Further area of lawn bordered by beds containing a variety of shrubs and seasonal flowers.

There is a summer house and decked terrace at the end of the garden with views over the River Brede and farmland beyond.

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.

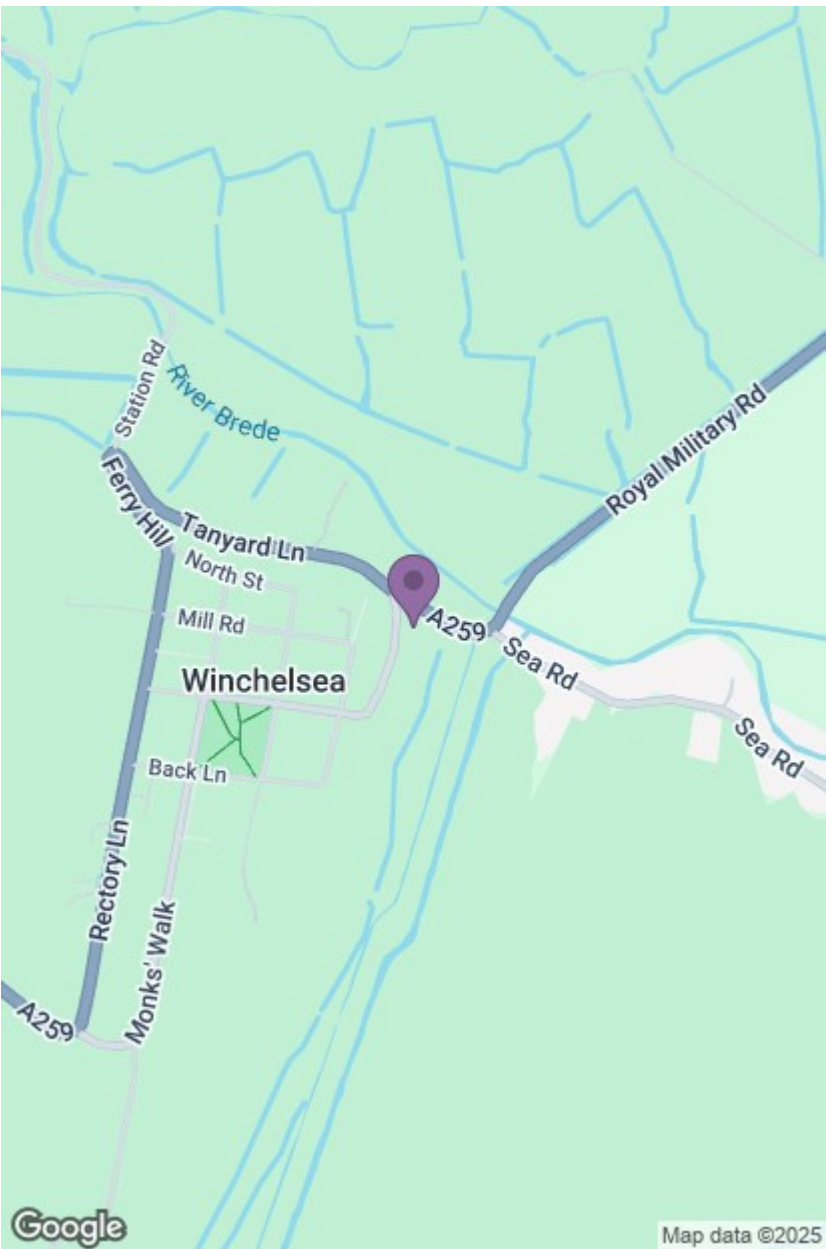
Council Tax Band - C





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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