



GARDEN COTTAGE, GERMAN STREET,  
WINCHELSEA, EAST SUSSEX, TN36 4EN

ANDERSON  
 HACKING



# GARDEN COTTAGE, WINCHELSEA, TN36 4EN

GUIDE PRICE £649,995

A tucked away 3 bedroom, 2 bathroom, 3 reception room detached house (not listed) situated in a quiet private position, within the Ancient Cinque Port Town of Winchelsea. This charming home is surrounded by gardens and provides a wealth of period features with modern living comforts while being in walking distance of all the town amenities.

- Entrance Hallway
- Living Room
- Dining Room
- Conservatory
- Kitchen / Breakfast Room
- Utility Room
- Cloakroom / WC
- Master Bedroom with ensuite Shower /WC
- Second Double Bedroom
- Third Twin Bedroom
- Family Bathroom
- Paved Seating Terrace
- Wrap around Garden
- Garden Summer House
- Central Town Location
- Quiet Location

Garden Cottage is a welcoming detached house that we believe was constructed in the 1800's and which has then been later extended. The property is of traditional brick and timber frame construction, with part brick, part tile clad and part weatherboard elevations beneath a pitched tiled roof, and part flat roof, with a mix of UPVC and timber casement double glazed windows.

The property is situated between German Street and Rectory Lane in a quiet position surrounded by gardens and benefits from being within walking distance of all Winchelsea amenities including shop, primary school, pub, cricket club, and St Thomas's church.

The property is approached from German Street through a wooden picket gate leading down a private paved path to a cast iron half moon gate that opens into a paved garden with path leading around to side entrance door.

A central side door opens into a glazed entrance hall off which is a ground floor cloakroom/WC and opposite a coat cupboard. A central door opens into the dining room with corner fireplace, under stairs cupboard, exposed timbers, and access door through to the kitchen /breakfast room which benefits from double aspect windows and is fitted with hand painted shaker style units with wood worktops, ceramic sink and drainer, space and plumbing for a dishwasher, and large gas range cooker. A connecting door leads from the kitchen into a utility room with further shaker style units with wood worktops, double sink and plumbing for a washing machine, and a rear access door that leads out to the garden.



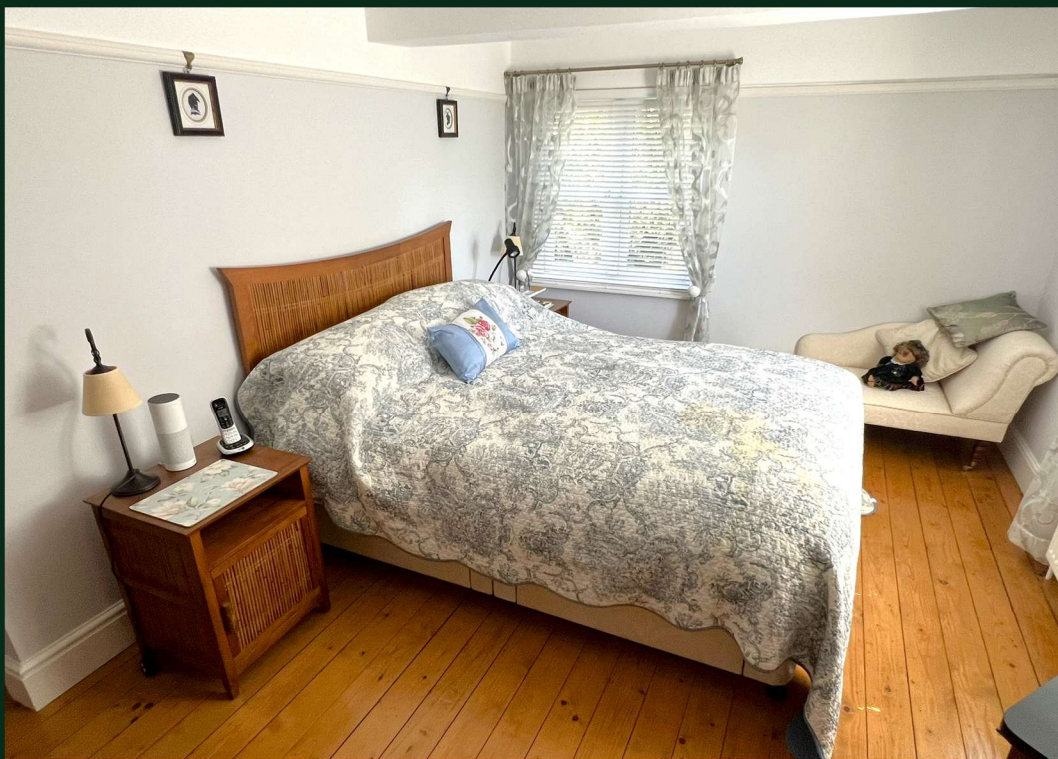












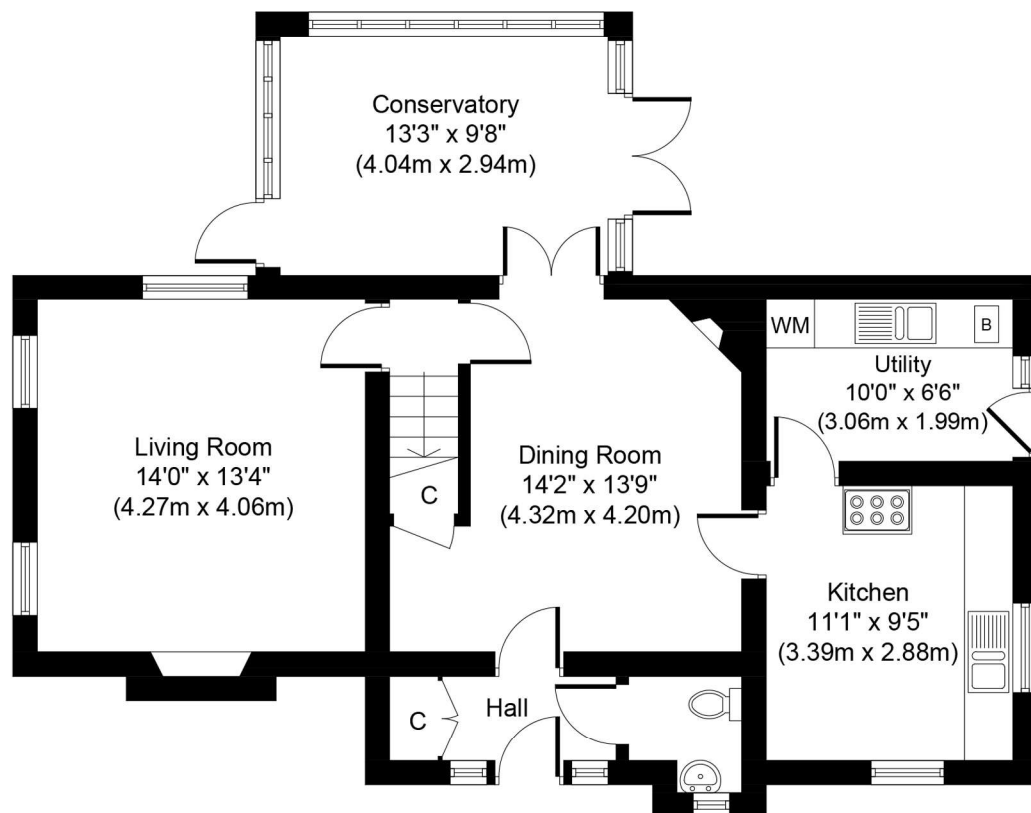
### General Information:

**Services:** Mains Water, Mains Drainage, Mains Gas and Electricity  
**Broadband Speed:** Up to 66 Mbps (source Uswitch)  
**Mobile Coverage:** 3G/4G on 3 Mobile, EE, Virgin Mobile, Vodafone & O2  
**Council Tax:** Currently Band E  
**EPC :** Band D  
**Local Authority:** Rother District Council Tel: 01424 787000  
**Tenure:** Freehold

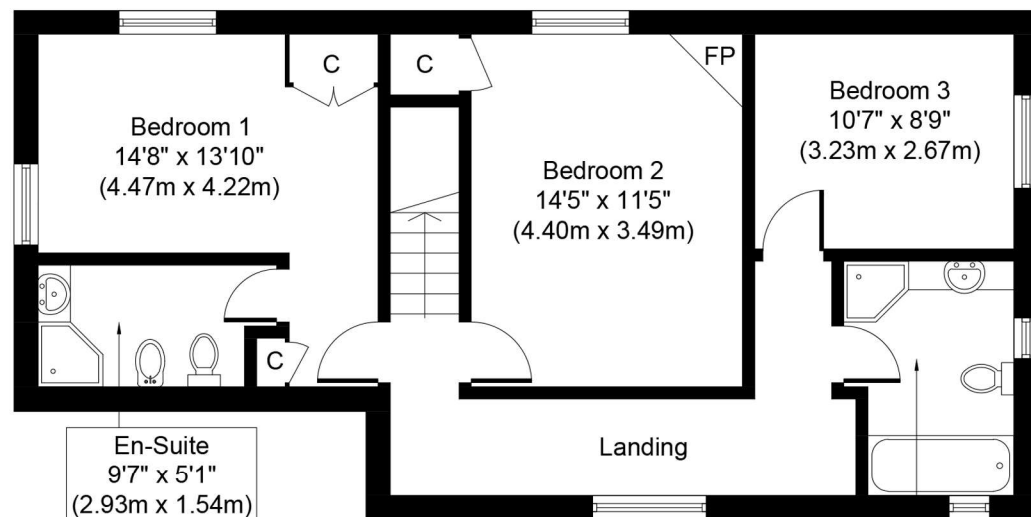
**Viewing:** Strictly by appointment with Anderson Hacking Ltd on 01797 224852.

**Directions:** From Rye proceed on the A259 Hastings Road for approximately 3.5 miles, turn left into Back Lane just before Winchelsea Village Hall (on the righthand side) and at the end turn left and park on German Street where the entrance to Garden Cottage will be found by the bus stop.





**Ground Floor**  
**Approximate Floor Area**  
**821 Sq. ft.**  
**(76.3 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**676 Sq. ft.**  
**(62.8 Sq. m.)**

**Gross Internal Area : 1497 sq. ft. (139.1 sq. m.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67   D	78   C

#### Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: February 2024 Photographs Dated: August 2024

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