



WALLED GARDEN COTTAGE, 6 HARBOUR BARN,
WINCHELSEA BEACH, EAST SUSSEX, TN36 4LR

ANDERSON
HACKING

WALLED GARDEN COTTAGE, WINCHELSEA BEACH, EAST SUSSEX GUIDE PRICE £375,000

A two bedroom characterful single story barn conversion property set in a tucked away quiet location which benefits from a private sheltered garden and garage while being within walking distance of the Rye Harbour nature reserve and Winchelsea Beach.

- Entrance Conservatory / Dining Room
- Living Room with Wood burner
- Kitchen
- Master Bedroom
- Bedroom 2 / Study
- Shower Room/WC
- Attic Room
- Gas Central Heating
- Enclosed Private Garden
- Garage
- Quiet Location within easy access of Beach



Description: Walled Garden Cottage, 6 Harbour Barn is a charming tucked away barn conversion set in a quiet but accessible location. The property we believe is of timber frame construction beneath a predominantly pitched slate tiled roof with a mix of casement timber frame and casement UPVC double glazed windows and timber weather board elevations. The property benefits from a quiet location and a good size side garden, while being situated within walking distance of the centre of Winchelsea Beach and all its amenities, including village shop/post office, hairdressers, delicatessen, two pubs, and church. The property is approached off Harbour Farm, providing access to the property's garage and pedestrian access path leading from the lane up a paved path to the front garden gate. A paved path leads through the garden to the front door accessing into the conservatory and up into the living room with engineered oak flooring and newly installed wood burner. Off the kitchen is a well equipped, cream shaker style kitchen with oak worktops and fully integrated appliances including washing machine, dishwasher, and Fridge / Freezer, double oven and gas hob. An inner hallway leads from the living room providing access to a master bedroom with bay fronted window, bedroom 2 /study and shower room with walk in shower, glass wall hung wash basin with vanity unit below and close coupled WC. A drop-down access ladder provides access to a first floor loft room with Velux window looking out over the garden and on towards a nature reserve beyond.

Externally, the property benefits from an east facing garden with a paved patio area in front of the conservatory with garden shed in the corner, leading onto a grass lawn with surrounding flower beds. A second garden gate leads from the corner of the garden through to a vegetable garden area that connects through to the rear of an extended single garage.



Situation: Walled Garden Cottage is situated in the village of Winchelsea Beach, a popular holiday area with close beach access and within walking distance of the village amenities which include two pubs, local supermarket and post office, delicatessen and hairdressers. The village itself is within 3 miles of the ancient Cinque Port town of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities and the seaside town of Hastings is approximately 7 miles distant offering further shopping and recreational facilities. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing and walking in the surrounding countryside.

Schools: A number of highly regarded schools in the area include Vinehall, Claremont, Buckswood, and Cranbrook. There is also a local primary school of St Thomas's in Winchelsea and further state primary and secondary schools in the town of Rye.

Travel and Transport: There is a regular local bus service to Rye and Hastings from Sea Road which connects to Rye train station (3 miles) that offers direct links to the high speed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25, Le Shuttle and Dover Ferry Port.

Services: Metered Mains Water, Mains Drainage, Mains Gas, Electricity.

Broadband Speed: Up to 78mbps (source Ofcom)

Mobile Coverage: 4G Coverage for Vodafone, EE, O2, Three

Council Tax: Band B

EPC: Band D

Local Authority: Rother District Council 01424 787000

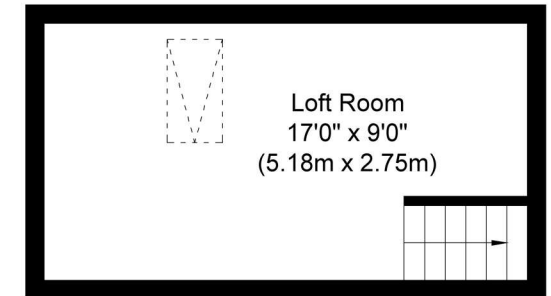
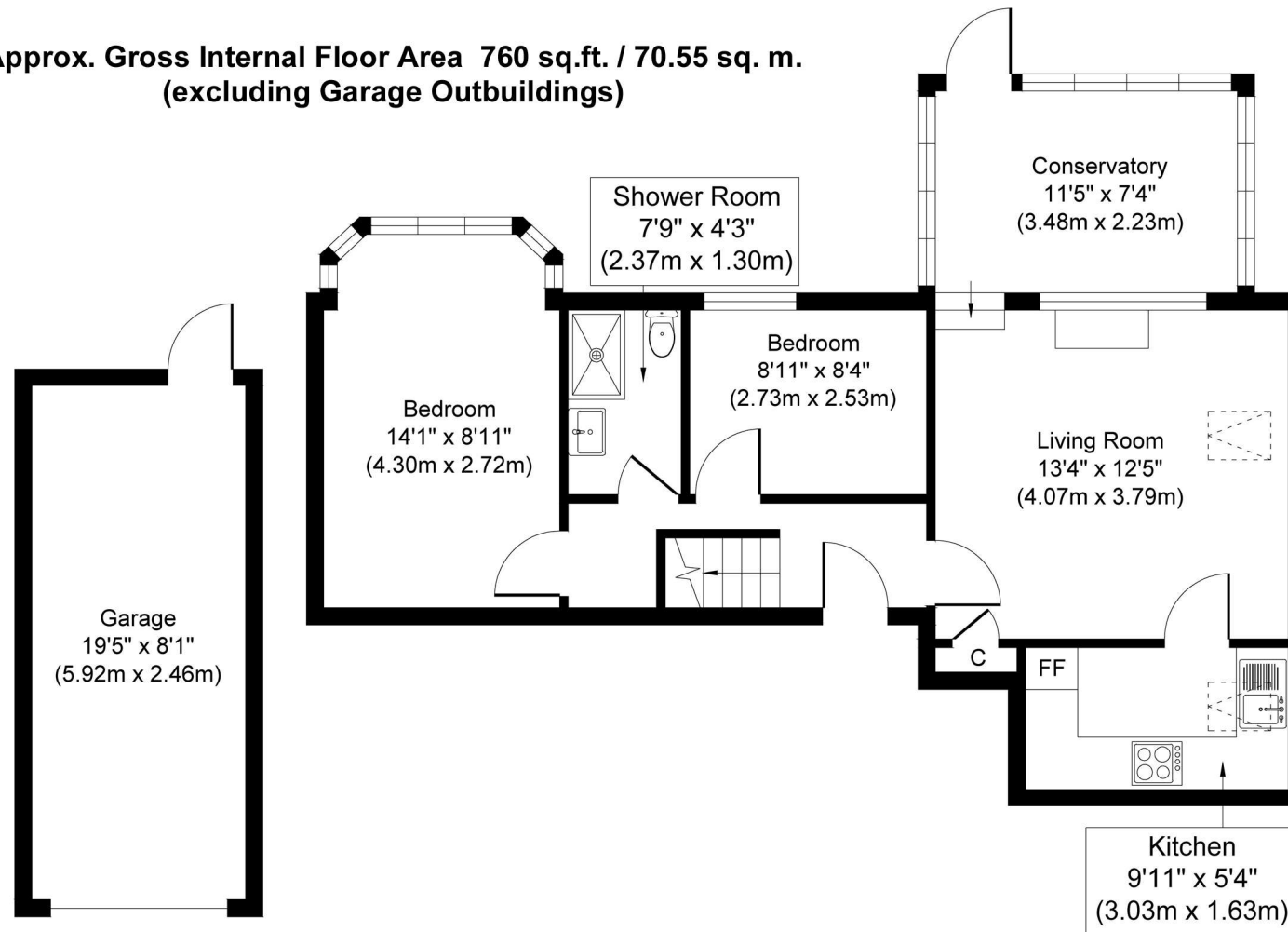
Tenure: Freehold

Viewing: Strictly by appointment with agents – Anderson Hacking .

Directions: From Cinque Ports Street in Rye proceed to the mini roundabout and join the A259 towards Hastings. After approximately 2 miles turn left signposted Winchelsea Beach. Proceed along Sea Rd for about 1.5 miles, turn left after The Ship public house into Willow Lane, and follow the concreted road for approximately 50 yards taking the left hand fork which takes you into Harbour Farm and then turn right after approximately 50 yards where 6 Harbour Barn will be found on the right hand side.



**Approx. Gross Internal Floor Area 760 sq.ft. / 70.55 sq. m.
(excluding Garage Outbuildings)**



Garage
Approximate Floor Area
157 sq. ft
(14.56 sq. m)

Ground Floor
Approximate Floor Area
603 sq. ft
(55.99 sq. m)

First Floor
Approximate Floor Area
157 sq. ft
(14.56 sq. m)

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: April 2025 Photographs Dated: April 2025

**ANDERSON
HACKING**

01797 224852

www.andersonhacking.com