



VOEWOOD, 4 HARBOUR BARN,
WINCHELSEA BEACH, EAST SUSSEX, TN36 4LR

ANDERSON
 HACKING

**VOEWOOD, 4 HARBOUR BARN,
WINCHELSEA BEACH, EAST SUSSEX
GUIDE PRICE £365,000**

A two bedroom level apartment situated within a characterful 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.

- Open Plan Living / Dining Room
- Kitchen
- Master Double Bedroom
- 2nd Double Bedroom
- Shower Room/WC
- Electric Heating
- Enclosed Private Garden
- Garage
- Quiet Location within easy access of Beach
- Freehold



Description: Voewood, 4 Harbour Barn is a charming tucked away barn conversion set in a quiet but accessible location. The property we believe is of brick construction beneath a predominantly pitched slate tiled roof with UPVC double glazed windows. 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 patio at the entrance to the property. The front door opens into a generous open plan living / dining room and kitchen that is accessed to the side. The kitchen is fitted with white gloss wall and base units and laminate worktops, with stainless steel sink and drainer, plumbing for a washing machine, and space for an electric cooker and a large fridge / freezer. An inner hallway leads from the living room providing access to a master bedroom with west facing window, and next to this a second double bedroom again with west facing window and also a shower room with walk in shower, pedestal wash basin and boxed in cistern WC

Externally, the property benefits from a concrete patio seating area at the front of the property while a more private garden is accessed below a shared gravel pathway with lawn garden with surrounding flower beds and timber frame garden shed. Backing onto the garden is a single garage with up and over door.



Situation: Voewood 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 Electricity.

Broadband Speed: Up to 78mbps (source Ofcom)

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

Council Tax: Band B

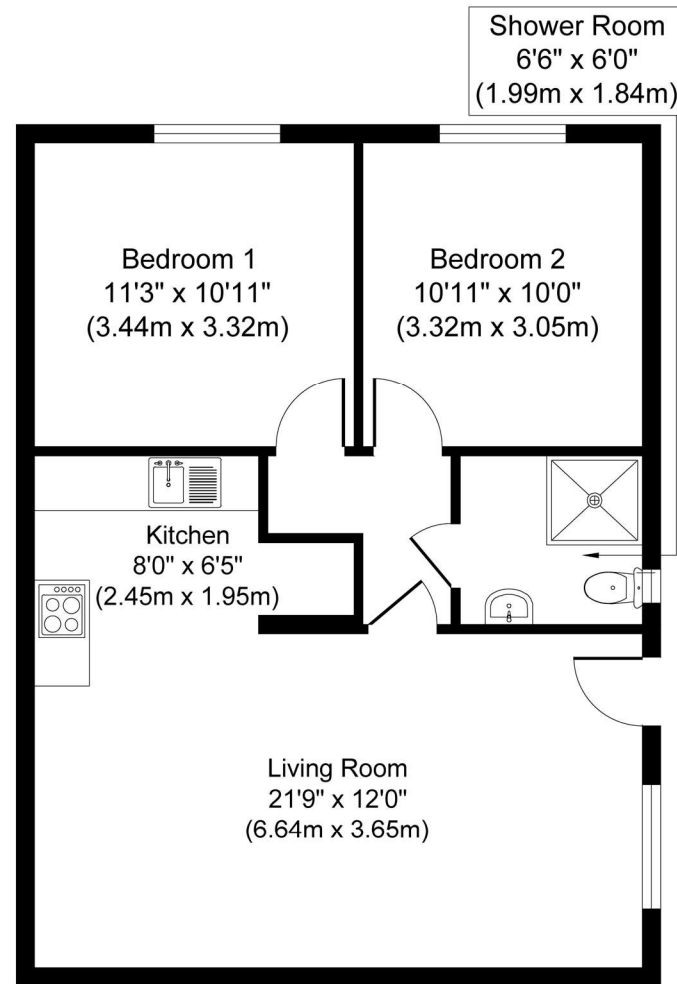
EPC: Band D

Local Authority: Rother District Council 01424 787000

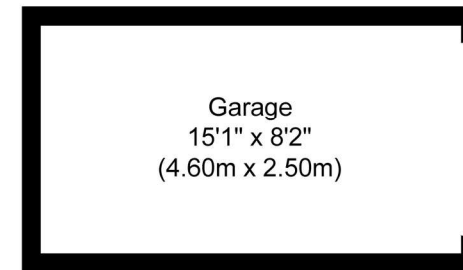
Tenure: 99 year lease from 25th March 1967 and Freehold

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 4 Harbour Barn will be found on the right hand side.



**Approx. Gross Internal Floor Area 644 sq.ft. / 59.82 sq. m.
(excluding Garage Outbuildings)**



**Approximate Floor Area
644 sq. ft
(59.82 sq. m)**

**Garage
Approximate Floor Area
124 sq. ft
(11.50 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: May 2025 Photographs Dated: May 2025

**ANDERSON
HACKING**

01797 224852

www.andersonhacking.com