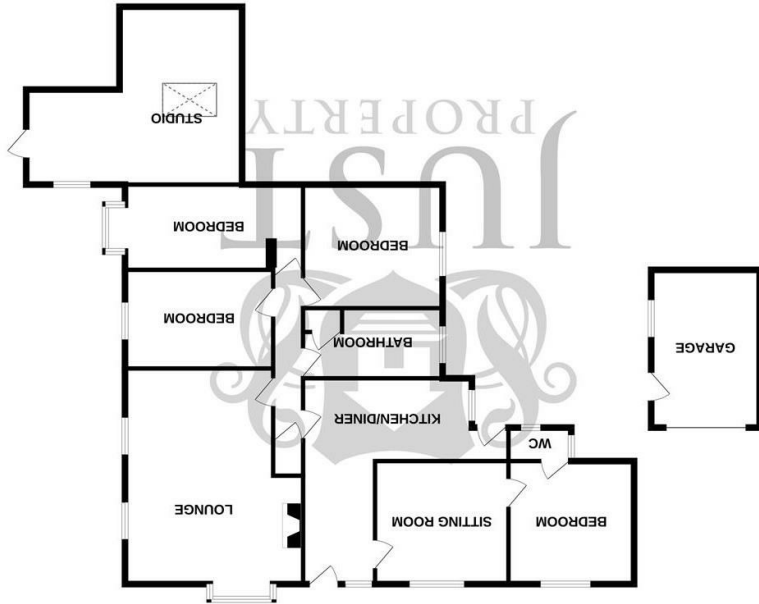


These plans have been prepared to show the approximate layout of the property and are not intended to be used as a contract. They are provided as a guide only and should not be relied upon for any specific details. The actual layout may vary slightly from the plans shown. The company does not accept any liability for any errors or omissions in these plans. The company reserves the right to amend these plans without notice.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Energy efficient - lower running costs	C (69-80)
Energy efficient - lower running costs	D (55-68)
Energy efficient - lower running costs	E (39-54)
Energy efficient - lower running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	59
Potential	76



GROUND FLOOR



Romney Cottage Morlais Ridge, Winchelsea, TN36 4LL

FLOORPLANS

www.justproperty.net



4 Bedrooms 2 Receptions 1 Bathrooms 1270.14 sq ft

Freehold

£585,000

Romney Cottage Morlais Ridge, Winchelsea, TN36 4LL





PROPERTY DETAILS

*** CHAIN FREE ***

A very well presented, four double bedroom, detached bungalow situated in the highly desirable Morlais Ridge area of Winchelsea Beach. The property dates back to 1946 when the property was converted from cowsheds into two separate properties and in 1984 was made into one property we know today as Romney Cottage.

The property was the residence of William Warden R.B.A. who was one of the founding members of the "Tuesday Painters", and has been celebrated and displayed in many local and national galleries. The property is located directly opposite the nature reserve and close to the fantastic beaches as well as local convenience, shop and pubs and restaurants. The towns of Rye, Winchelsea and Hastings can all be found a short drive away.

The property accommodation is both very well presented and very flexible. Currently presents as four double bedrooms, two separate lounges, an open plan, kitchen and dining area as well as refitted bathroom and a separate WC. There is double glazing throughout the property with wooden windows, gas fired, central heating and a fabulous open fireplace to the lounge. There could be potential for a separate annexe commendation.

Externally, the property has a useful L-shaped studio, detached garage, off-road parking, rear courtyard garden as well as a level family sized garden, mainly laid to lawn with patio areas and many plants and established shrubs.

To view this unique and fantastically located detached, chain free property, viewing is considered essential via the sole vendors, Just Property.

W3W following.satin.haggis



ROOM DIMENSIONS

Front Door

Kitchen / Diner

18'10" x 18'6" max (5.76 x 5.64 max)

Family Room

11'11" x 10'11" (3.64 x 3.34)

Bedroom

11'2" x 10'11" (3.41 x 3.33)

WC

5'6" x 3'2" (1.68 x 0.98)

Lounge

19'4" x 15'10" (5.91 x 4.84)

Internal Hallway

Bathroom

12'5" x 5'11" (3.79 x 1.81)

Bedroom

12'9" x 8'3" (3.89 x 2.52)

Bedroom

12'1" x 8'7" (3.70 x 2.63)

Bedroom

18'8" x 9'2" (5.69 x 2.80)

Studio

19'6" x 16'10" max (5.95 x 5.15 max)

Garage

Rear Courtyard

Driveway

Gardens

Greenhouse

FEATURES

- Four Bedrooms
- Two Reception Rooms
- Detached Bungalow
- Opposite Nature Reserve
- Spacious Living Accommodation
- Useful Studio Space
- Interesting Artistic History
- Fantastic Condition
- Lovely Gardens
- Garage and Off Road Parking

