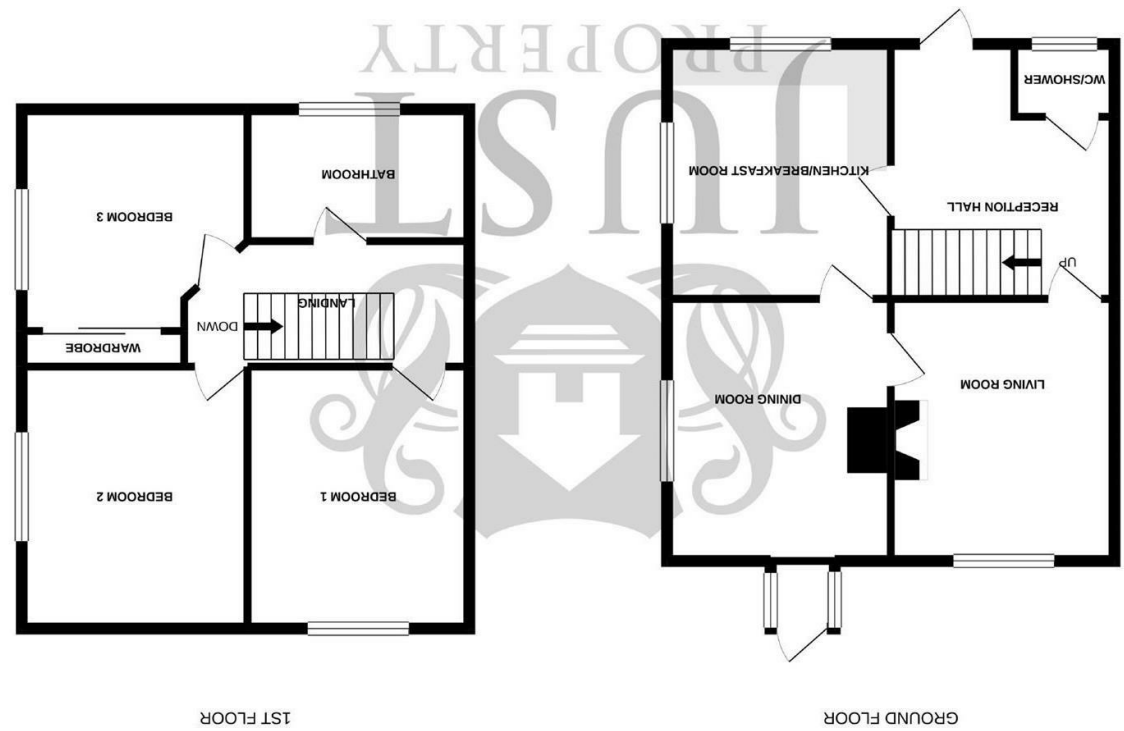
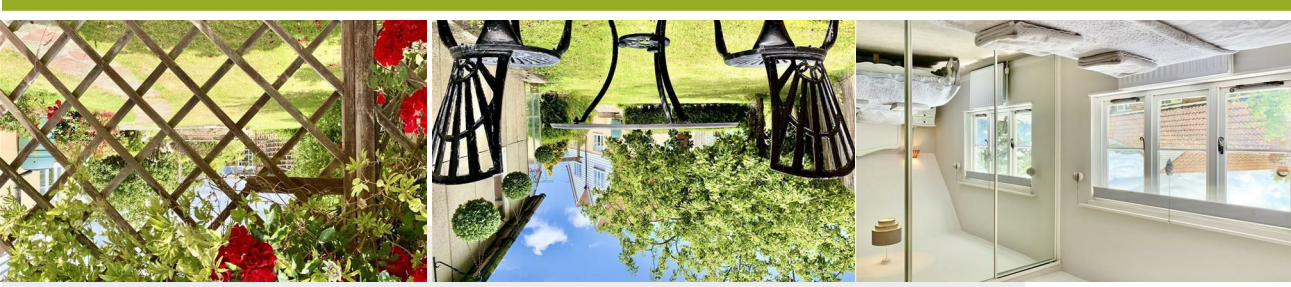


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	60
Potential	80



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. The plans to be regarded as guides only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.



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Spinet Pett Level Road, Winchelsea Beach, TN36 4ND

FLOORPLANS



3 Bedrooms 2 Receptions 2 Bathrooms 1205.56 sq ft

Freehold

£500,000

Spinet Pett Level Road, Winchelsea Beach, TN36 4ND





3 Bedrooms 2 Receptions 2 Bathrooms 1205.56 sq ft

PROPERTY DETAILS

**** Offers In Excess Of £500,000****

A delightful three double bedroom, two reception room character cottage, ideally situated within immediate walking distance of local bus services connecting to the historic towns of Hastings & Rye as well as the local Co-Op Store & Post Office and a choice of pubs and Cafes. The property benefits from a great choice of countryside and coastal walks along Winchelsea Beach and Rye Harbour nature reserve which are also on the door step.

The property is immaculately presented throughout with accommodation to include a living room with feature fireplace and wood burner, a 12'6 x 11'0 dual aspect kitchen/breakfast room with built-in appliances and a separate dining room with feature fireplace. There is also an 11'0 x 8'0 inner hallway with a downstairs cloakroom and shower. To the first floor there are three bedrooms (fitted wardrobes to bedroom one & two) and a family bathroom.

In addition, there is a gravel driveway to the front providing off road parking with gardens extending to the side and rear incorporating a patio area, summer house and lawns. To the rear of the property there is a large garage (currently used as a store) which could be converted to a home office or additional annex accommodation.

Further benefits include gas fired central heating, exposed beams, feature fireplaces and the property is available chain free. Viewing strictly by appointment with sole agents, Just Property

W3W - ///flukes.pedicure.saucepan



ROOM DIMENSIONS

Entrance Porch

Dining Room
13'2 x 11'1 (4.01m x 3.38m)

Lounge
13'1 x 10'11 (3.99m x 3.33m)

Kitchen/Breakfast Room
12'6 x 11'0 (3.81m x 3.35m)

Downstairs Cloakroom And Shower

First Floor Landing

Bedroom
13'5 x 11'2 (4.09m x 3.40m)

Bedroom
13'7 x 11'5 (4.14m x 3.48m)

Bedroom
11'6 x 10'2 (3.51m x 3.10m)

Bathroom
10'4 x 6'7 (3.15m x 2.01m)

Side Garden

Rear Garden

FEATURES

- Grade II Listed Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Immaculately Presented
- 12'6 Fitted Kitchen
- Exposed Beams
- Off Road Parking
- Front, Side & Rear Gardens With Summer House & Garage
- Chain Free
- Viewing Essential

