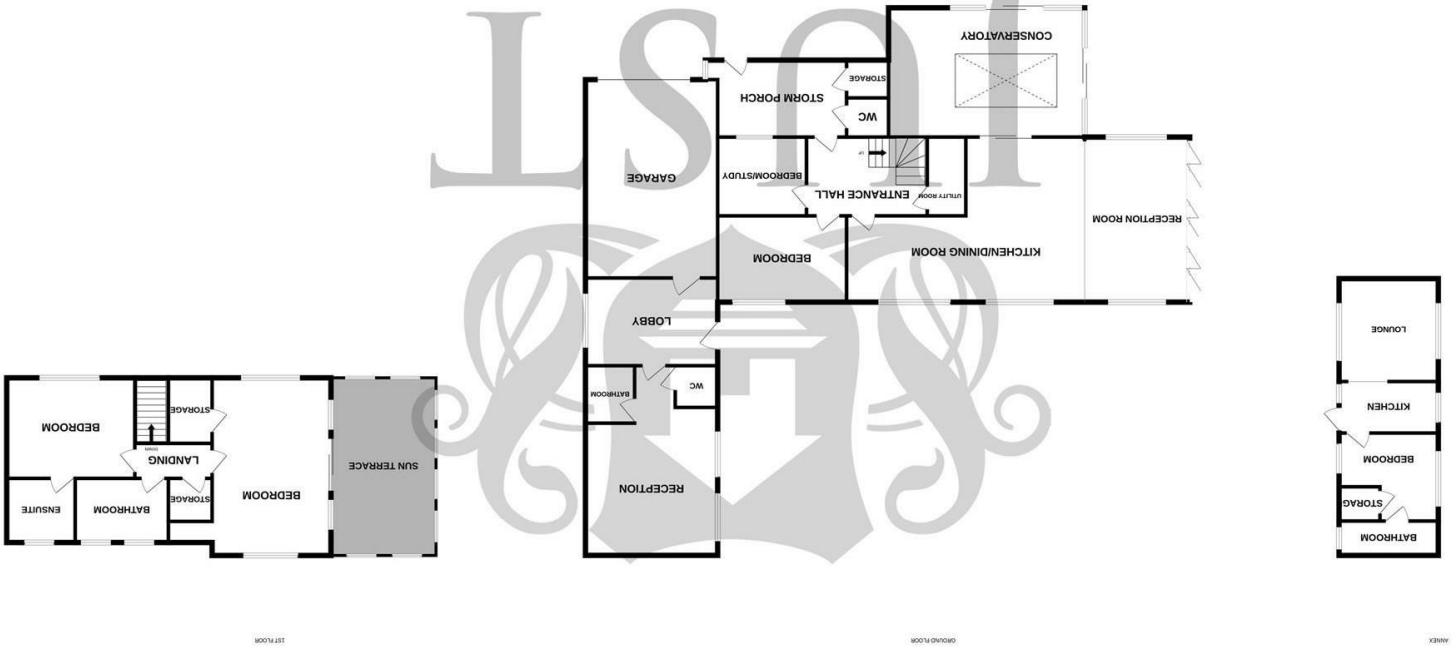


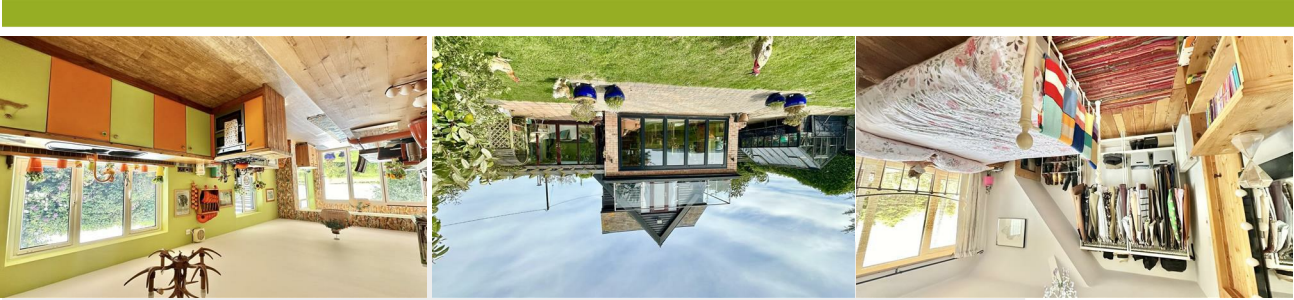


England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	63
E	(39-54)	
F	(21-38)	
G	(1-20)	66
Not energy efficient - higher running costs		
Current		
Potential		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FLOORPLANS

Level Edge Windsor Way, Winchelsea Beach, TN36 4NH



4 Bedrooms 2 Receptions 2 Bathrooms 1119.45 sq ft

Level Edge Windsor Way, Winchelsea Beach, TN36 4NH







Freehold

£725,000



 4 Bedrooms

 2 Receptions

 2 Bathrooms

 1119.45 sq ft

PROPERTY DETAILS

OFFERS OVER £725,000

Approached via a private lane, this hidden oasis is a 2 minute walk from the beach but surrounded by countryside. The electric gates open to a spacious drive with parking for 6+ cars, plus a garage. Level Edge is an adaptable 4 bed, 2 reception room home, with extra accommodation in two annex outbuildings.

The large kitchen diner is the heart of the home, a fabulous entertaining space, with newly fitted bifold doors opening to the garden, bordered by a stream, with stunning views of Pett Level and the Firehills.

This flows to a light and airy sitting room with a new lantern roof, a log burner, and two sets of patio doors to view the garden.

The are two downstairs bedrooms, currently used as a snug and an office, plus a useful utility room and a toilet. Upstairs, the main bedroom boasts a large balcony overlooking the garden and views – the perfect spot for watching the glorious sunsets. Bedroom 2 has an en-suite and there is also a family bathroom.

Outside, the large south facing garden is a tranquil retreat, divided into sections, including an area of raised flower/vegetable beds, a courtyard with a small pond, fruit trees and more. Frequented by wildlife, it is a nature lovers dream.

Providing the opportunity for income from Air B&B, working from home or guest accommodation, included is a converted 1 bed caravan, with stained glass windows, a log burner, it's own decking and pretty garden. A further lodge has been converted to a self contained studio with its own sunny courtyard. The is also a small summerhouse/office and numerous sheds.

Fitted with solar panels for energy efficiency, this flexible home will appeal to those seeking a peaceful yet not isolated, picturesque retreat that is still within a few minutes walk of the beach and village.

W3W best/jolt/sanded

ROOM DIMENSIONS

Entrance Porch	Balcony/Sun Terrace 18'0" x 8'0" (5.49 x 2.44)
Downstairs W.C	
Reception Hallway	Bedroom Two 13'6" x 10'7" (4.14 x 3.23)
Kitchen / Diner 28'10" x 18'2" (8.81 x 5.56)	En-Suite to Shower Room 6'3" x 5'6" (1.93 x 1.68)
Conservatory 17'10" x 12'2" (5.44 x 3.71)	Family Bathroom / W.C 9'4" x 5'6" (2.87 x 1.68)
From Reception Hallway, Doors To	Outside
Snug / Lounge / Bedroom 4 10'5" x 10'0" (3.18 x 3.05)	Driveway 54'11" (16.76)
Study/Occasional Bedroom Three 8'2" x 7'1" (2.51 x 2.16)	Garage 18'11" x 12'11" (5.79 x 3.96)
Utility Room 8'0" x 4'0" (2.44 x 1.22)	Gardens
First Floor Landing	Garden Lodge 31'11" x 9'10" (9.75 x 3.00)
Bedroom One 18'4" x 11'3" (5.59 x 3.45)	Rear Courtyard
	Guest Lodge 19'10" x 13'8" (6.05 x 4.19)

FEATURES

- Extensive Countryside Views
- Stunning Detached Semi Rural Home
- Tucked Away Location
- Driveway, Garage & Gardens
- Close to Winchelsea beach
- Sun Terrace to Bedroom One
- Garden & Guest Lodges
- Versatile Accommodation
- Solar Panels



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 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 are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.