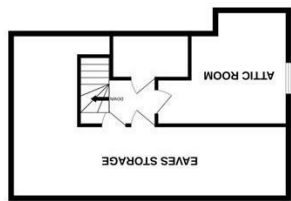
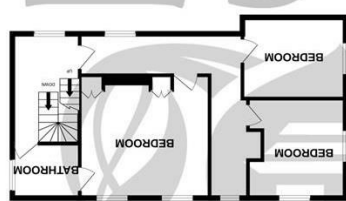


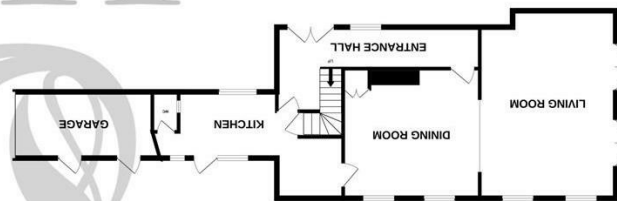
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	52
Potential	78



2ND FLOOR

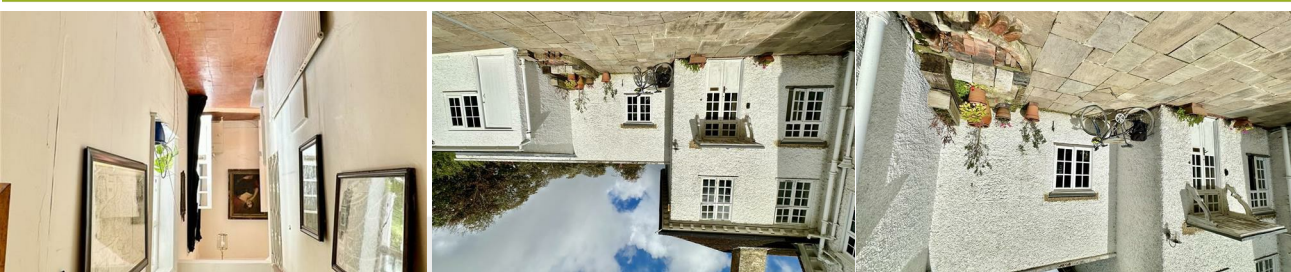


1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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3 Backfields, Rectory Lane, Winchelsea, TN36 4AB

FLOORPLANS



4 Bedrooms 2 Receptions 1 Bathrooms 2174.31 sq ft

Freehold

£600,000

3 Backfields, Rectory Lane, Winchelsea, TN36 4AB





4 Bedrooms 2 Receptions 1 Bathrooms 2174.31 sq ft

PROPERTY DETAILS

CHAIN FREE

3 Backfields dates back to circa 1902, and is a period property with outstanding views from the rear elevation, over the local countryside towards the English Channel.

The property is set in the pretty Sussex town of Winchelsea, which has an interesting history dating back to 1236, and was originally one of the smallest towns in England. Currently the town has a Church, convenience store, public house, with a wide range of activities including a bowls club, a conservation society, a cricket club, and is also located within easy access of both the historic towns of Hastings & Rye.

This charming and spacious property offers versatile accommodation, arranged over three floors. The ground floor features a welcoming entrance hallway that leads to an impressive open-plan living and dining area, with high ceilings and doors that open onto the rear garden; creating a seamless indoor-outdoor flow. There is a well-appointed kitchen, a useful utility space, and a convenient ground floor WC.

On the first floor, you'll find three generously sized bedrooms, with plumbing already in place for an En-suite shower room, as well as a separate family bathroom. The second floor boasts a spacious attic room, offering plenty of storage.

A standout feature of this unique home is the extensive external space, which includes a garage, off-road parking, and a beautifully landscaped rear-garden. The garden is adorned with a wonderful variety of mature plants, shrubs, and trees, as well as terraced areas and a summer house—perfect for enjoying the stunning countryside views.

While the property does require extensive refurbishment, this has been factored into the attractive pricing, offering tremendous potential for those looking to create their ideal family home. Viewing is highly recommended in order to appreciate the potential of this unique opportunity.

Agents Note: The property has had a historic insurance claim relating to subsidence on the northern aspect.

ROOM DIMENSIONS

Front Door

Hall

Living Room
20'4" x 14'2" (6.22 x 4.32)

Dining Room
15'1" x 14'2" (4.62 x 4.32)

Kitchen
16'4" x 8'0" (5.00 x 2.46)

Cloak Room

Stairs to Landing

Bedroom
15'1" x 13'10" (4.60 x 4.24)

Bedroom
10'2" x 10'0" (3.10 x 3.07)

Bedroom
10'11" x 9'10" (3.35 x 3.00)

Bathroom

Stairs to

Attic Room
18'4" x 14'2" (5.61 x 4.32)

Off Road Parking

Garage
16'9" x 8'0" (5.13 x 2.44)

Flagstone Terrace

Gardens

FEATURES

- Unique and Individual Property
- Three / Four Bedrooms
- Beautiful Views of Countryside and Vineyard
- Landscaped Rear Garden
- Off Road Parking and Garage
- Incredible Potential
- Stunning Original Features
- Highly Desirable Winchelsea Village Position
- Well Established Terraced Garden

