

**RUSH  
WITT &  
WILSON**



**Stillwaters Sea Road, Winchelsea, TN36 4LA**  
**Offers In Excess Of £575,000**

**Rush Witt & Wilson are pleased to offer a well presented three bedroom detached family home with large garden backing onto the River Brede. The spacious and versatile accommodation comprises reception area, cloakroom/wc, double aspect living room, extensively fitted kitchen with adjoining breakfast area and utility room, to the first floor there are three bedrooms, en-suite bathroom to the master and a there is also a further shower room. Externally there is a garden room and adjoining garden store with potential to be used as home office/studio or workspace. The property sits on a good size plot, the front having been designed for ease of maintenance predominantly gravelled providing extensive off road parking. The rear garden incorporates paved terrace, areas of lawn and established beds and borders, all backing on to the river Brede, wide reaching views are enjoyed from the rear. The vendors sole agents strongly recommend full inspection to appreciate merits of this delightful property, for further information and to arrange a viewing please contact our Rye office 01797 224000.**



## Entrance Porch

Leading into:

## Cloakroom

4'11" x 2'8" (1.5 x 0.83)

Window to the side, wash hand basin, low level wc.

## Inner Hallway

Stairs to the first floor(described later), doors off to the following:

## Living Room

27'0" x 12'1" (8.25 x 3.69)

Double aspect with bow windows to the front and rear, attractive polished lime stone fireplace with inset gas fire.

## Kitchen

12'2" x 12'0" (3.71 x 3.68)

Extensively fitted with a range of matching wall and base units with display shelving, complimenting solid work surface with inset sink, inset ceramic hob with extractor above and oven beneath, Rayburn and opening to:

## Breakfast Area

14'3" x 4'11" (4.35 x 1.52)

Sliding door to the rear leading to terrace and garden.

## Utility Room

9'5" x 5'0" (2.88 x 1.54)

Door and window to the front. fitted with cupboards, work surface with inset sink, space and plumbing for washing mashing, space and point for American style fridge/freezer.

## First Floor

## Landing

Shelved linen cupboard, doors off to the following:

## Bedroom One

13'9 x 12'1 (4.19m x 3.68m)

Window to front, access to:

## En-Suite Bathroom

Window to rear, panel enclosed bath, wash hand basin, low level wc.

## Bedroom Two

13'9 x 9'2 (4.19m x 2.79m)

Double aspect with windows to front and side.

## Bedroom Three

13'3" x 7'8 (3.96m x 2.34m)

Window to rear.

## Shower Room

7'6 x 5'4 (2.29m x 1.63m)

Window to rear, shower cubicle, wash hand basin, low level wc, heated towel rail.

## Outside

## Garden Room

13'9" x 7'3" (4.21 x 2.21)

Double doors and windows to the side, opening plan to:

## Garden Store/Workshop

16'11" x 8'3" (5.17 x 2.54)

This is an ideal space to enjoy the garden but also has potential for use as a home office / studio or workshop subject to any necessary consents.

## Front Garden

approx. 52'5" x 26'2" (approx. 16m x 8m)

Double gates open to a large gravelled hard standing providing off road parking for several vehicles.

## Rear Garden

Particular feature with good sized paved terrace abutting the rear of the property leading into a well maintained level lawn bordered by established beds containing a verity of shrubs, plants and seasonal flowers and a number of mature trees. The garden is divided, there is a further area that adjoins the riverbank with a small summerhouse and decked terrace from which extensive views are enjoyed over the marsh towards Camber Castle.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

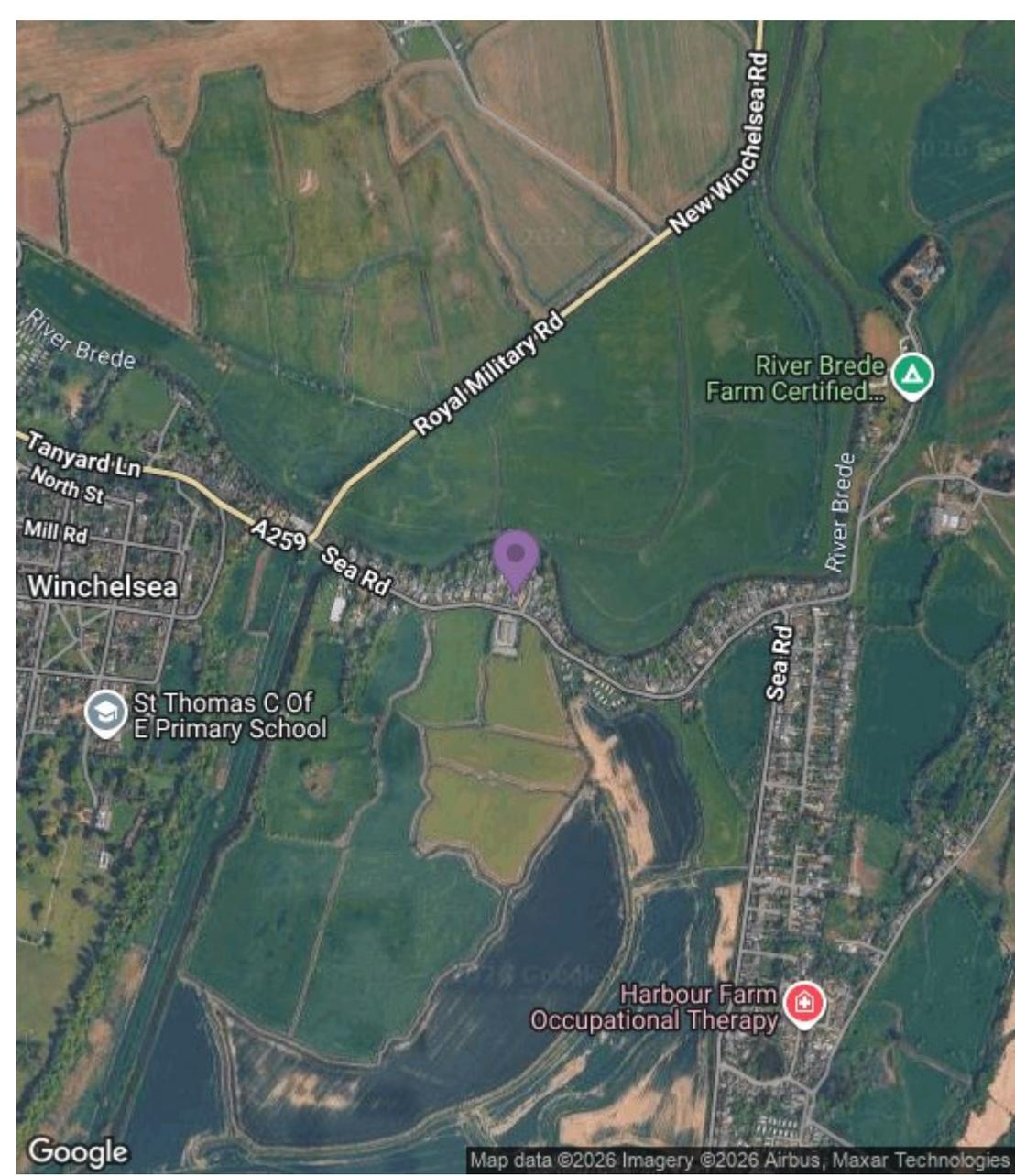
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		51	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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