

RUSH
WITT &
WILSON



The Firs Windsor Way, Winchelsea Beach, East Sussex TN36 4NH
Guide Price £279,999

Rush Witt & Wilson are pleased to offer a **DETACHED BUNGALOW** in a tucked away position within the popular **COASTAL VILLAGE** of Winchelsea Beach.

Offered for sale with no onward chain, the property will appeal broadly, being considered equally suitable as a main residence, second home or investment purchase.

The well presented accommodation comprises a double aspect living room, kitchen with adjoining dining room having direct access to the rear garden, two bedrooms and a modern bathroom.

There is parking to the front for two cars and a good sized garden.

Offered **CHAIN FREE**

For further information or to arrange a viewing, please contact our Rye office 01797 224000.



Locality

The property occupies a tucked away position on an unmade lane within the popular coastal village of Winchelsea Beach

Local amenities include a general store with Post Office, public houses/restaurants, butchers/delicatessen, fish shop/game store, beach café and takeaway, village hall and active community.

Further shopping, sporting and recreational facilities can be found in the nearby towns of Rye & Hastings each with railway stations giving access to Brighton in the West and to Ashford where there are connecting high speed services to London.

The beach is only a short walk away, forming part of the stunning coastline of the Rye Bay, this extends from a nature reserve at Rye Harbour to the cliffs at Fairlight.

Village amenities include

The ancient Cinque Port town of Rye is only a short drive away and there is also access via a regular bus service where there can be found primary and secondary schooling, sports centre and indoor swimming pool, weekly farmers' and general markets along with an array of specialist and general retail stores.

Entrance Porch

Door to front, window to rear, space and plumbing for washing machine, door to:

Reception Hallway

Built in shelved cupboard, further useful storage area, access to loft space.

Living Room

13'1 x 12' (3.99m x 3.66m)

Double aspect with window to rear and side elevations.

Bedroom

13'8 x 9'3 (4.17m x 2.82m)

Window to front.

Bedroom

9'10 x 7'10 (3.00m x 2.39m)

Window to rear. (currently used as a dressing room)

Bathroom

7'3 x 5' (2.21m x 1.52m)

Fitted with a white suite comprising panelled bath with shower and screen over, vanity unit, low level wc, window to side elevation.

Kitchen

8' x 10'2 (2.44m x 3.10m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cabinets, complimenting work surface, inset sink, space and point for cooker, space and point for fridge, window to side elevation, open plan to:

Dining Room

8'9 x 9'8 (2.67m x 2.95m)

Double aspect with window to side and sliding door to rear.

Outside

Front Garden

Hardstanding to the front for two cars, area of level lawn, path extending to the side leading to:

Rear Garden

A good sized rear garden enjoying a westerly aspect, benefitting from the afternoon and evening sun, paved terrace abuts the property and is accessed from the dining area, area of level lawn, timber shed/store.

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.

Council Tax Band – C



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



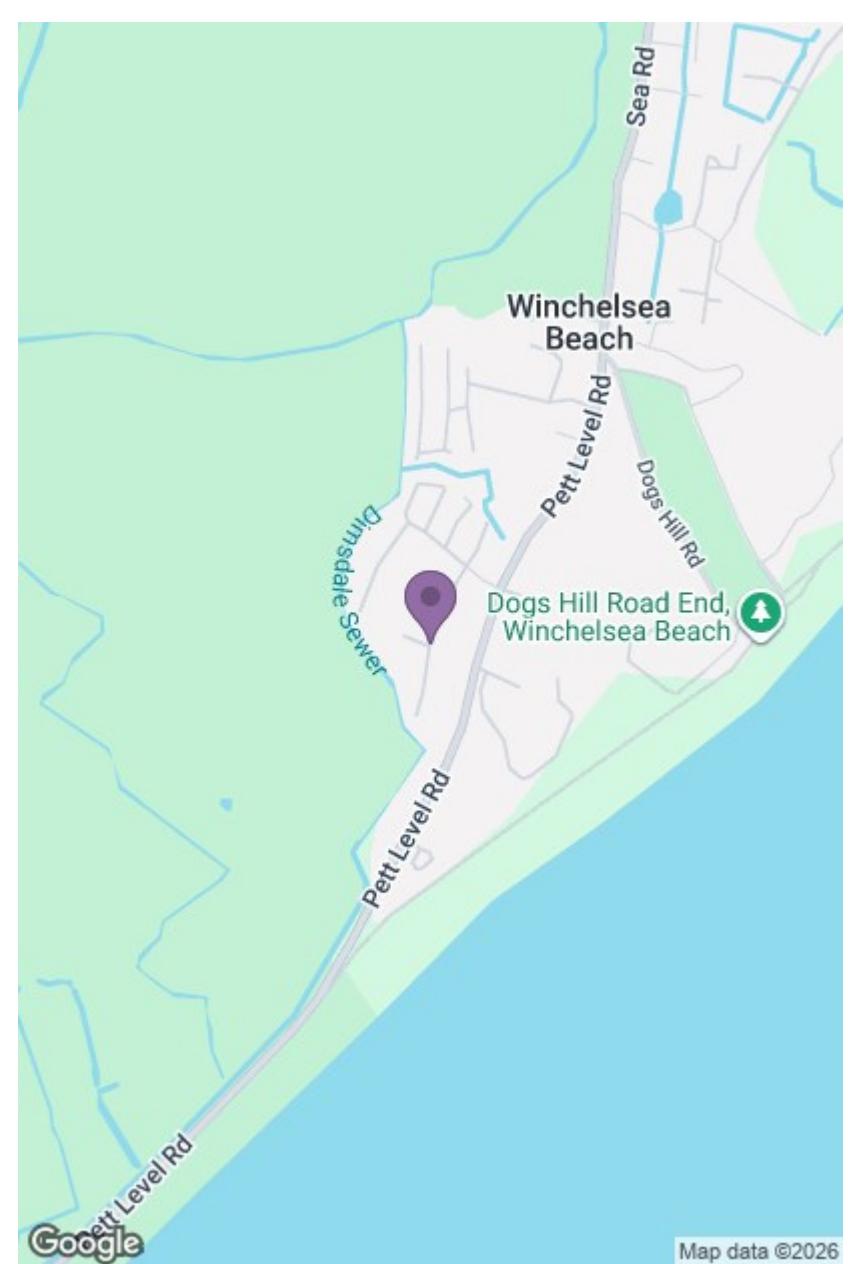
TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other internal fittings or appliances no responsibility is taken for any error, omission or mis-statement. This plan 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	86
(81-91)	B	
(70-80)	C	
(55-64)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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





**RUSH
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