

RUSH  
WITT &  
WILSON



**Brambles Old Harbour Farm Lane, Winchelsea, TN36 4JZ**  
**Guide Price £550,000 Freehold**

**TUCKED AWAY LOCATION ONLY SHORT WALK FROM THE BEACH.**

Rush Witt & Wilson are pleased to offer the opportunity to acquire a well presented detached property in a popular coastal village with potential to further extend / enhance.

The well proportioned accommodation comprises two ground floor bedrooms, a triple aspect living /dining room, kitchen, bathroom, laundry room and a first floor study.

There is additional accommodation accessed independently from the rear, comprising a studio room with adjoining utility area and shower room.

There is parking provision for several cars, carport and detached garage. The property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment opportunity.

Offered CHAIN FREE and available for early occupation, the vendors agents strongly recommend internal inspection.

For further information and to arrange a viewing, please contact our Rye Office 01797 224000.



## Locality

Brambles occupies a tucked away location just a short walk from the beach within the increasingly popular seaside village of Winchelsea Beach, much sought after by those enjoying beach and outdoor living.

The village offers a range of daily amenities including a general store with post office, butchers, delicatessen, public houses/restaurant. There is also a fish and game store, active community association and village hall.

Further shopping, sporting and recreational facilities can be found in the historic coastal town of Hastings and Ancient Cinque Port town of Rye, each of which are only a short drive away.

In addition to the beautiful shoreline, the village is bordered by a nature reserve and open countryside with many rural walks.

## Entrance Hall

Full height window to the front, door to the side, spiral staircase rising to the first floor, doors off to the following:

## Living/Dining Room

24'3 x 12'2 (7.39m x 3.71m)

A light and airy triple aspect room with windows to either side and windows and double doors to the rear, fireplace with inset log burner.

## Kitchen

14'1 x 9'10 (4.29m x 3.00m)

Extensively fitted with a range of modern cupboard and drawer base units, matching wall mounted cabinets and upright units one housing oven and grill, complimenting worktop surfaces, inset ceramic sink, inset hob with extractor canopy above, stainless steel backplate, space and plumbing for dishwasher, window and door to side.

## Laundry Room

8'1 x 7'7 (2.46m x 2.31m)

Window to the front, worktop surface with inset sink, space and plumbing for washing machine, double base cupboard, further upright unit.

## Bedroom

15'7 x 10'10 (4.75m x 3.30m)

Double aspect with windows to the front and side, range of built in wardrobes.

## Bath/Shower Room

8'0 x 7'6 (2.44m x 2.29m)

A white suit comprising wash hand basin, low level wc, panel enclosed bath, separate shower cubicle, heated towel rail, window to the side.

## Bedroom

10'2 x 9'5 (3.10m x 2.87m)

Window to the side.

## First Floor

### Study

12'7 x 11'9 (3.84m x 3.58m)

Sky lights to either side, full height window to the front.

## Outside

### Studio

Accessed via independent steps to the rear rising to:

## Bedroom

19'7 x 11'8 (5.97m x 3.56m)

Triple aspect with two skylights to either side, porthole window, door to the rear, door through to:

## Utility Room

5'11 x 5'7 (1.80m x 1.70m)

Stainless steel sink unit with cupboards beneath, skylight to the side.

## Shower Room

5'11 x 5'8 (1.80m x 1.73m)

Shower cubicle, pedestal wash hand basin, low level wc, heated towel rail, skylight to the side.

## Front Garden

Five bar gate opens to a gravelled hard standing providing ample off road parking for several cars, access to a carport and garage.

## Side Garden

Area of lawned garden.

## Rear Garden

Area of garden and a decked terrace accessed from the living/dining room.

## Agents Note

## Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

## Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





TOTAL FLOOR AREA : 2114 sq.ft. (196.4 sq.m.) approx.

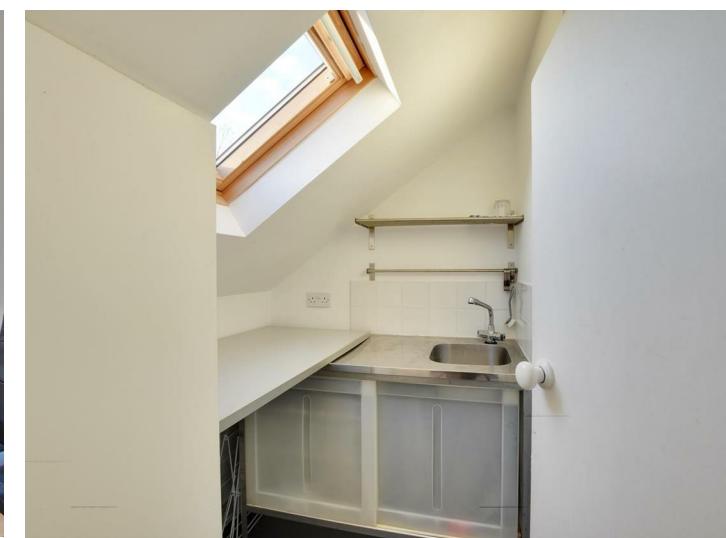
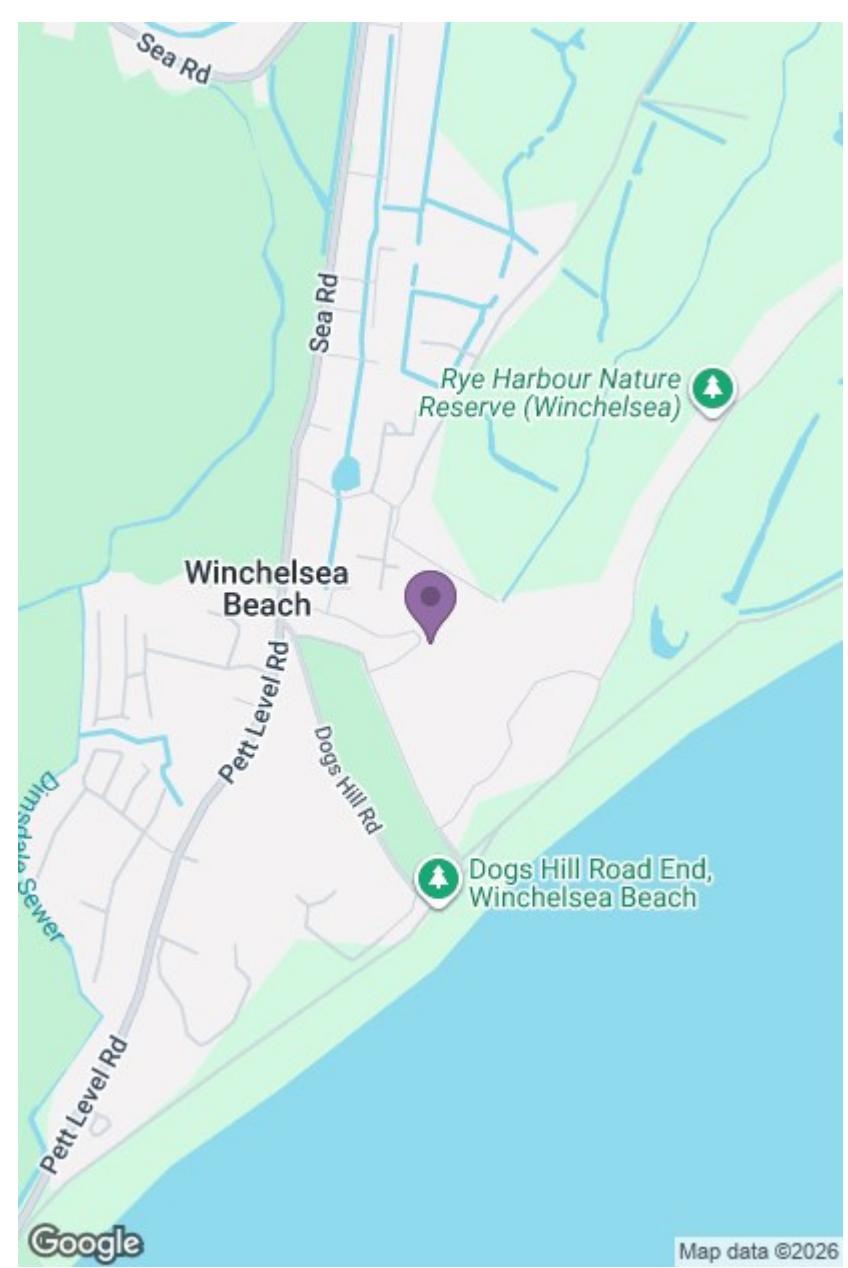
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(70-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(70-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
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