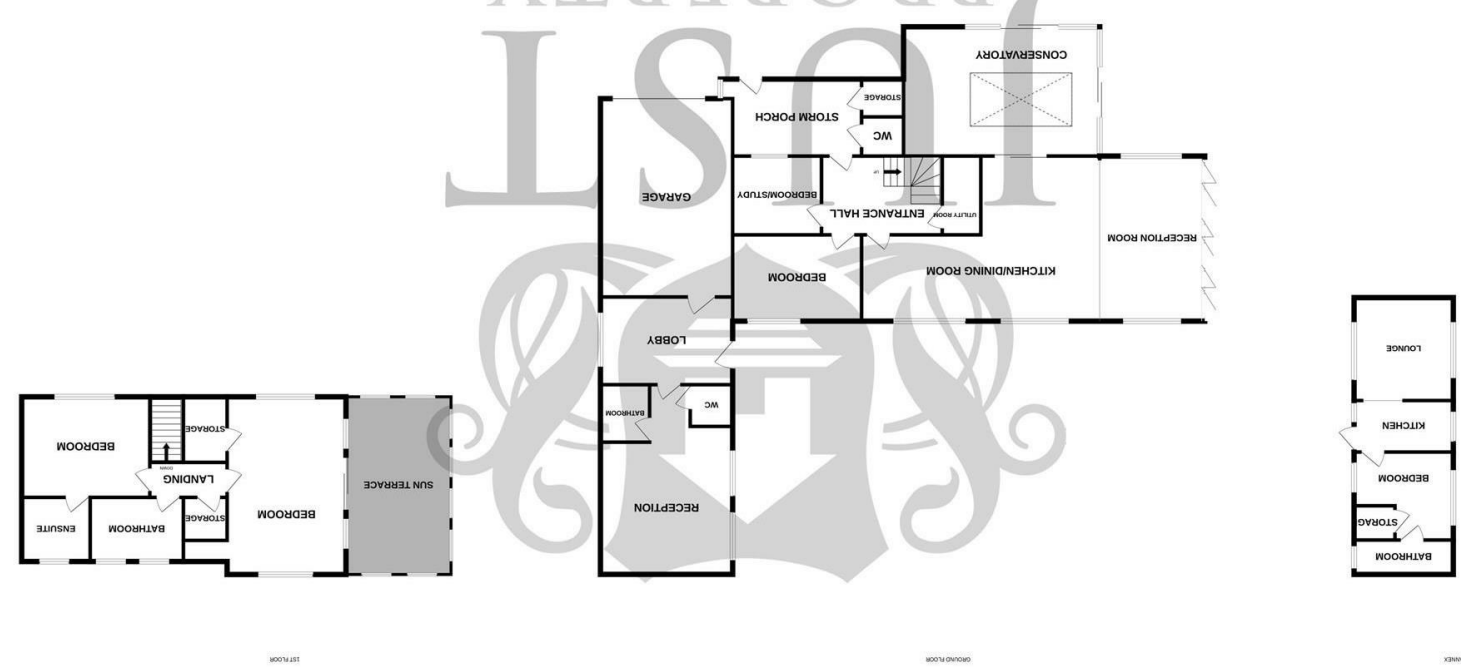


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	63
Potential	66



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Level Edge Windsor Way, Winchelsea Beach, TN36 4NH

# FLOORPLANS



3 Bedrooms 2 Receptions 2 Bathrooms 1119.45 sq ft

Freehold

# £700,000

Level Edge Windsor Way, Winchelsea Beach, TN36 4NH





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

