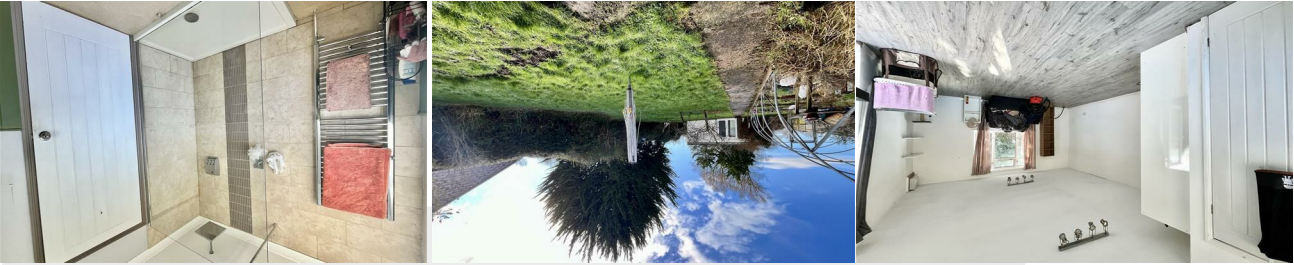
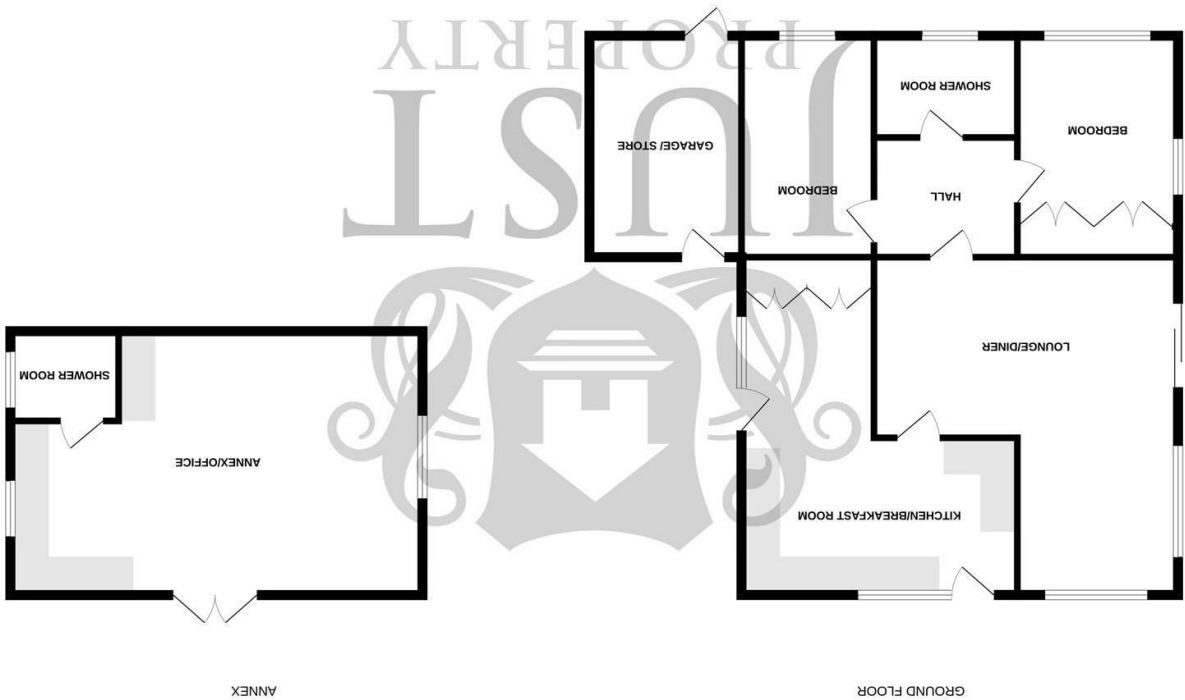




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	62	83
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
Very energy efficient - higher running costs		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Clifton Morlais Place, Winchelsea, TN36 4LG

FLOORPLANS

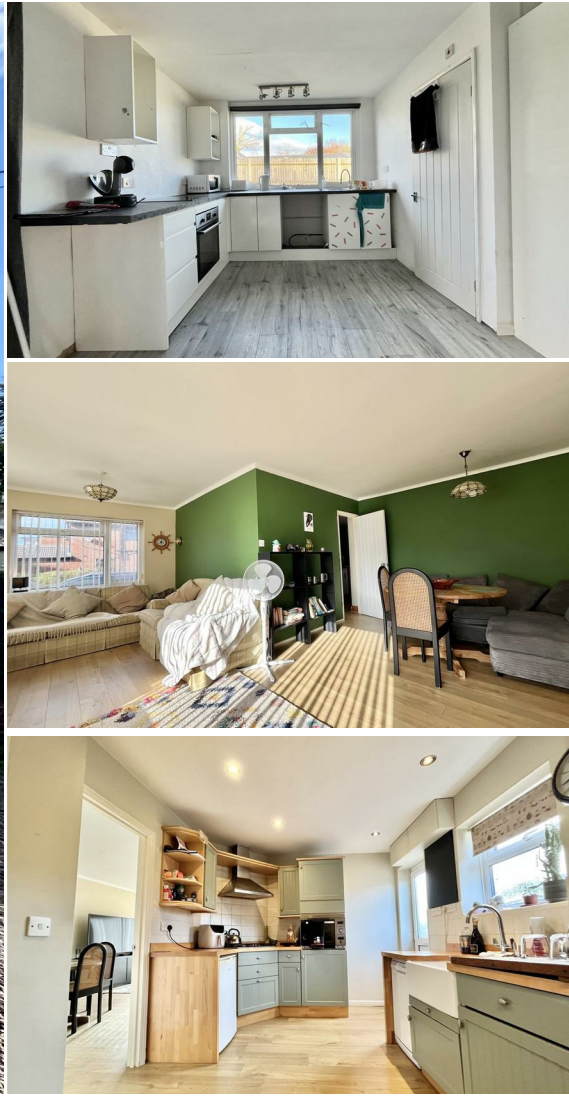


3 Bedrooms 2 Receptions 2 Bathrooms 1337.74 sq ft

Clifton Morlais Place, Winchelsea, TN36 4LG

Freehold

£465,000





3 Bedrooms



2 Receptions



2 Bathrooms



1337.74 sq ft

PROPERTY DETAILS

Just Property are delighted to present this superb two-bedroom detached bungalow, set on a generous and particularly private plot within the ever-popular coastal village of Winchelsea Beach. Offering well-planned accommodation, extensive outside space, and the rare benefit of a fully self-contained annexe, this property provides excellent versatility for modern living, multi-generational living, or guest accommodation.

The main residence features a welcoming hallway, a bright and spacious lounge/diner, and a well-appointed kitchen/breakfast room with direct access to the garden. There are two bedrooms along with a modern shower room, offering comfortable single-level living. An attached garage/store provides further practical space and potential.

A standout feature of the property is the impressive detached annexe, comprising a generous annexe room/office with its own open plan Kitchen and separate shower room. This highly flexible building is ideal as a guest suite, home office, studio, or hobby room, and adds significant appeal to the overall offering.

Externally, the bungalow sits within an exceptionally large plot, mainly laid to lawn with ample space for outdoor entertaining, gardening, or future landscaping ideas. The gardens offer an excellent degree of privacy, with multiple areas to relax and enjoy the coastal environment.

Located within easy reach of the beach, nature reserve, local pub, village store, and scenic walking routes, this property is perfectly positioned for those seeking a coastal lifestyle with amenities close at hand. Nearby transport links also provide convenient access to Rye, Hastings, and surrounding areas.

Homes with this level of flexibility, plot size, and coastal location are rarely available. Viewing is highly recommended through Just Property, the sole agents.

ROOM DIMENSIONS

Front Door

Kitchen Breakfast Room
18'6" x 16'3" (5.64 x 4.97)

Lounge Diner
19'10" x 18'6" (6.06 x 5.64)

Inner Hall

Bedroom
12'11" x 8'6" (3.94 x 2.61)

Bedroom
13'6" x 7'11" (4.13 x 2.42)

Bathroom
8'3" x 7'3" (2.53 x 2.21)

Garage / Storage
15'1" x 8'6" (4.61 x 2.61)

Rear Garden

Annex / Office with Open Plan Kitchen
24'5" x 15'5" (7.44m x 4.70m)

Shower Room
6'0" x 5'1" (1.85 x 1.57)

Front Garden & Off Road Parking

FEATURES

- Detached Bungalow
- 24'5" x 15'5" Detached Annex / Office
- Large Generous Plot
- Two Bedrooms in Main Property
- Kitchen / Breakfast Room
- Lounge Diner
- Garage / Store
- Off Road Parking for Multiple Vehicles
- Sought After Village Location
- Close to Local Amenities

