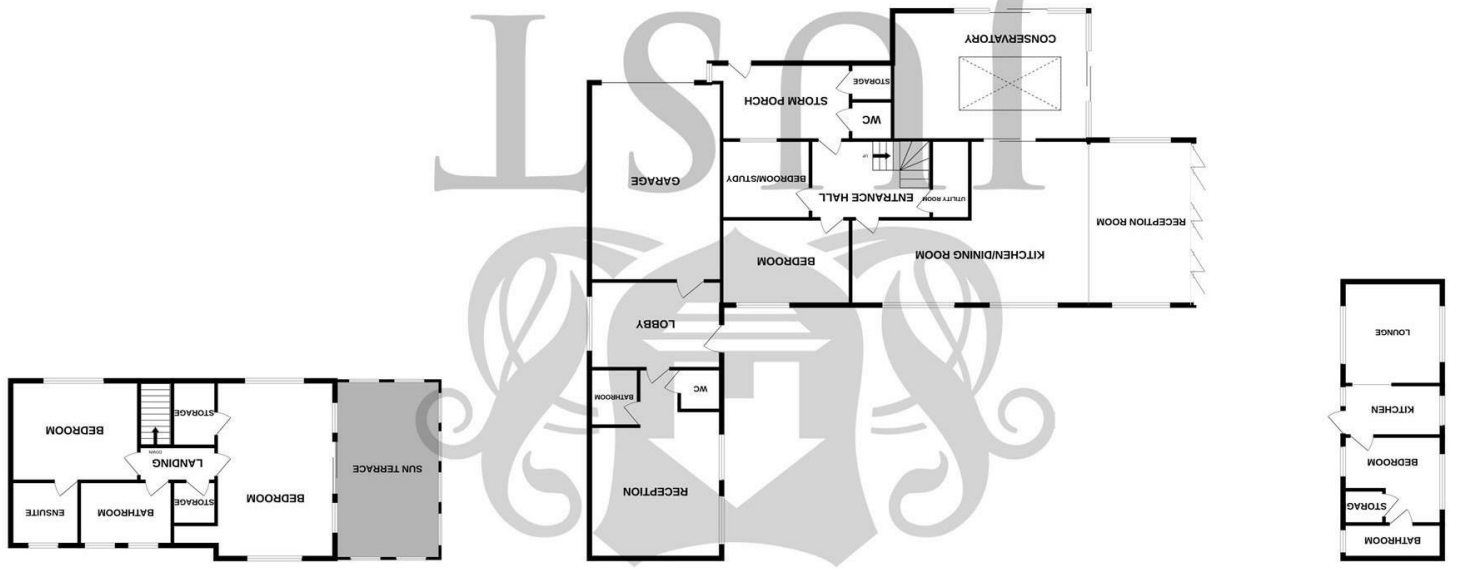


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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. Frequented 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
Downstairs W.C	18'0" x 8'0" (5.49 x 2.44)
Reception Hallway	Bedroom Two
Kitchen / Diner	13'6" x 10'7" (4.14 x 3.23)
28'10" x 18'2" (8.81 x 5.56)	En-Suite to Shower Room
Conservatory	6'3" x 5'6" (1.93 x 1.68)
17'10" x 12'2" (5.44 x 3.71)	Family Bathroom / W.C
From Reception Hallway, Doors To	9'4" x 5'6" (2.87 x 1.68)
Snug / Lounge / Bedroom 4	Outside
10'5" x 10'0" (3.18 x 3.05)	Driveway
Study/Occasional Bedroom Three	54'11" (16.76)
8'2" x 7'1" (2.51 x 2.16)	Garage
Utility Room	18'11" x 12'11" (5.79 x 3.96)
8'0" x 4'0" (2.44 x 1.22)	Gardens
First Floor Landing	Garden Lodge
Bedroom One	31'11" x 9'10" (9.75 x 3.00)
18'4" x 11'3" (5.59 x 3.45)	Rear Courtyard
	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

