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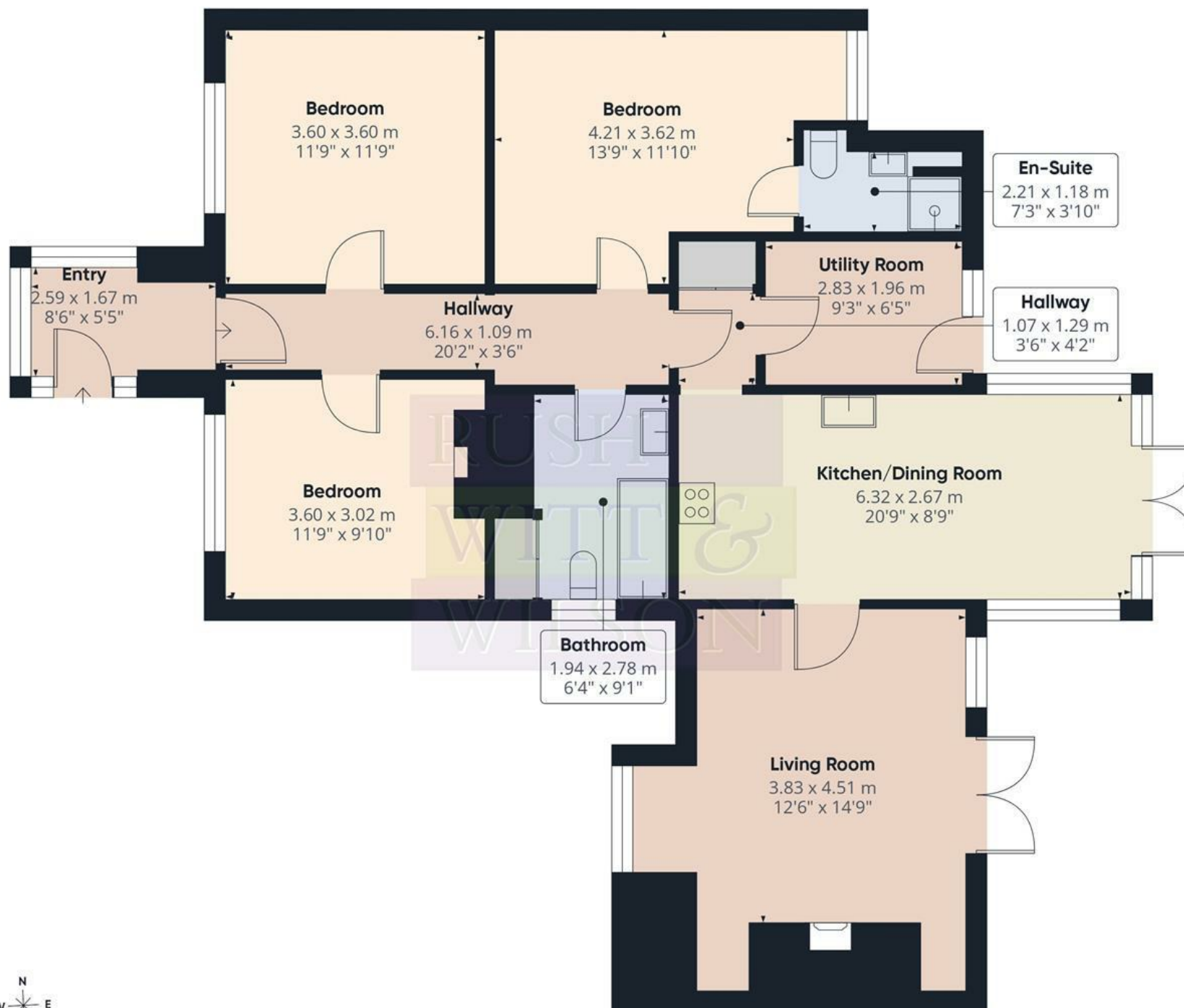
West View Station Road, Winchelsea, TN36 4JU
Offers In The Region Of £450,000 Freehold

Nestled in the charming semi-rural setting of Station Road, Winchelsea, this delightful three bedroom detached bungalow presents an excellent opportunity for those seeking a peaceful lifestyle. The property is ideally situated opposite open fields, offering picturesque views and a sense of tranquillity. Upon entering, you will find a spacious main living room that invites natural light and provides a lovely outlook towards the fields, creating a serene atmosphere for relaxation. The accommodation includes three well-proportioned bedrooms, one of which boasts the convenience of an en-suite shower room, ensuring comfort and privacy for family or guests. The heart of the home is the inviting kitchen and dining area, which seamlessly connects to a charming conservatory at the rear. This delightful space is perfect for enjoying meals or simply unwinding while overlooking the rear garden, which offers a wonderful outdoor retreat. For those with vehicles, the property features ample off-road parking for up to three vehicles, making it both practical and convenient. Additionally, the bungalow is conveniently located within walking distance to the local train station, providing easy access to nearby towns and cities. This property is a rare find, combining the benefits of rural living with modern comforts. Whether you are looking to downsize, start a family, or simply enjoy a quieter pace of life, this bungalow in Winchelsea is sure to impress. Do not miss the chance to make this lovely home your own.









Approximate total area⁽¹⁾

103.9 m²

1118 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

Council Tax Band - C

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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**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**