

RUSH
WITT &
WILSON



1 School Hill Cottages School Hill, Winchelsea, TN36 4HL
Guide Price £325,000

Rush Witt & Wilson are pleased to offer a charming period home in the heart of the ancient town of Winchelsea.

The well proportioned accommodation is arranged over two floors and comprises two bedrooms, shower room to the first floor, double aspect living and kitchen on the ground floor. Enclosed garden to the rear.

The property will undoubtedly appeal to a variety of buyers, being considered equally suitable as a main residence, second home or investment purchase.

Offered chain free, the vendors agents strongly recommend early inspection.

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



Locality

Situated in the heart of the ancient town of Winchelsea, a most enchanting and unspoilt town on the South Coast.

Local amenities include a general / delicatessen, coffee shop, public house / restaurant and primary school. There are many clubs and societies in the town including bowls and cricket clubs, garden society, art, literary, ancient monuments and second Wednesday club with a speaker.

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

Just outside the town there is a railway station with services to Brighton and to Ashford with connecting, high speed, services to London.

At nearby Winchelsea Beach there is access to miles of open shingle beach which extends to the cliffs at Fairlight to a nature reserve at Rye Harbour where there are also launching and mooring facilities.

Living Room

10'11 x 10'8 (3.33m x 3.25m)

Window and door to the front elevation, further small window to the side, open fireplace with painted wood surround and mantle, alcove cupboard to the side with display shelving over, door through to:

Kitchen

10'11 x 9'1 (3.33m x 2.77m)

Double aspect with window to the side, two further windows and glazed panelled door to the rear elevation, fitted with a range of cupboard and drawer base units with matching wall mounted cabinets, complimenting worktop surfaces, one and a half bowl sink with side drainer, inset electric hob with oven beneath, space for fridge, shelved larder cupboard, stairs rising to the first floor.

First Floor

Landing

Access to loft space, doors off to the following:

Bedroom

9'3 x 8'3 (2.82m x 2.51m)

Window to the rear elevation, built in airing cupboard with shelving and hot water cylinder.

Bedroom

9'8 x 7'11 (2.95m x 2.41m)

Window to the front elevation, built in double cupboard.

Shower Room

5'1 x 4'11 (1.55m x 1.50m)

A white suite comprising pedestal wash hand basin, low level wc, shower cubicle, heated towel rail.

Outside

Front Garden

Steps rise from the street, there is a raised shrub bed and brick paved path leading to the front door. Further gated path extending to the righthand side of the property leading to:

Rear Garden

Partly walled garden with small area of lawn and established border. Brick paved path to shed / store.

Agents Note

Council Tax Band - C

The adjoining property has right of way to the rear.

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

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2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

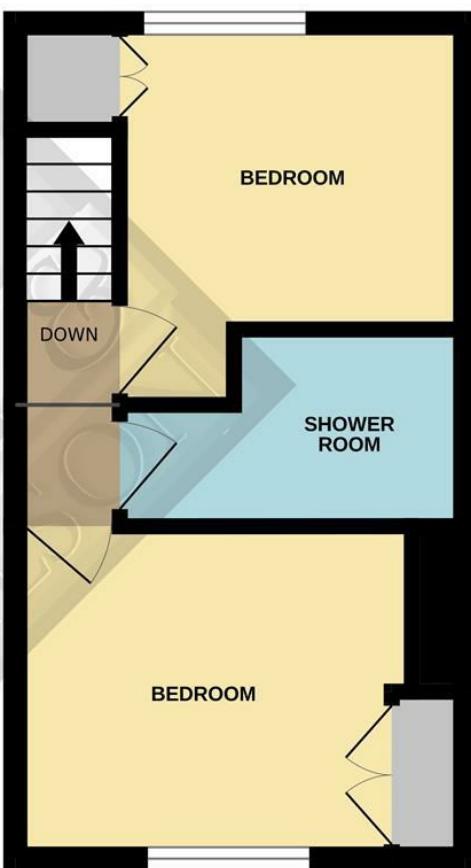
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
220 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 sq.m.) approx.

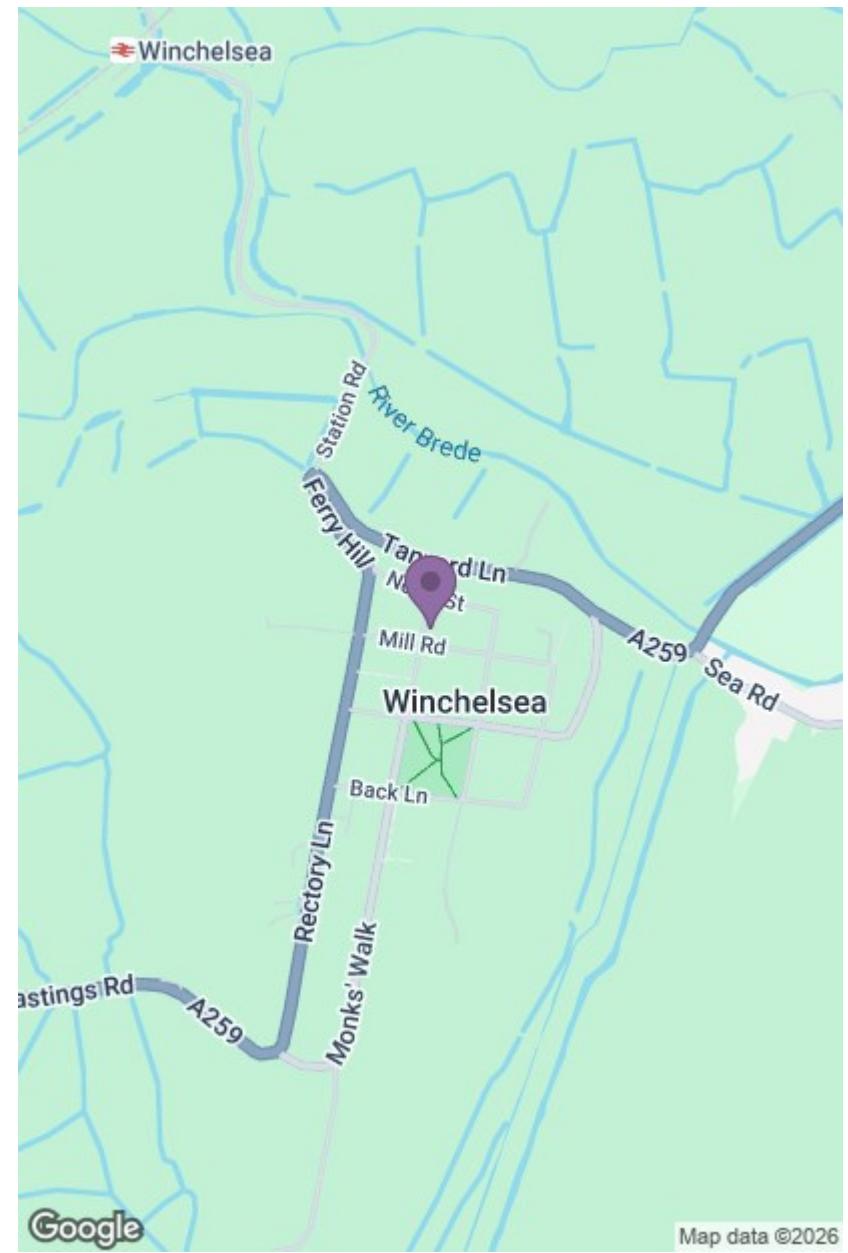
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	
	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	
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
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Not environmentally friendly - higher CO ₂ emissions	
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**RUSH
WITT &
WILSON**

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