

PHILLIPS & STUBBS



coastal +
COUNTRY



£1,100 PCM

Battle Abbey Cottage 6 Friars Road, Winchelsea, East Sussex, TN36 4ED



A most charming FULLY FURNISHED Grade II Listed one bedroom period cottage dating to the 18th Century. The cottage offers a cosy reception room with wood burner, small fitted kitchen with gas hob, oven, fridge and washing machine. To the rear of the kitchen is a recently upgraded conservatory / dining area overlooking the landscaped garden. There is a downstairs cloakroom with storage cupboard. On the first floor is a bathroom with roll top bath (no shower) and access to the double bedroom with storage cupboards. To the rear of the property is a cottage garden with access to the summer house which would make an ideal retreat / home office. Side access gate gives access to the front of the property. Offered fully furnished and available 2nd May 2026. Regrettably no pets.

- One Bedroom Period Cottage
- Landscaped Garden
- Summer House / Home Office
- Conservatory
- Fully Furnished
- Available 2nd May 2026
- Long Term Rental
- Council Tax: Band D
- Regrettably No Pets

PHILLIPS & STUBBS

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 15 Thayer Street, London W1U 3JT 0870 1127099 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk