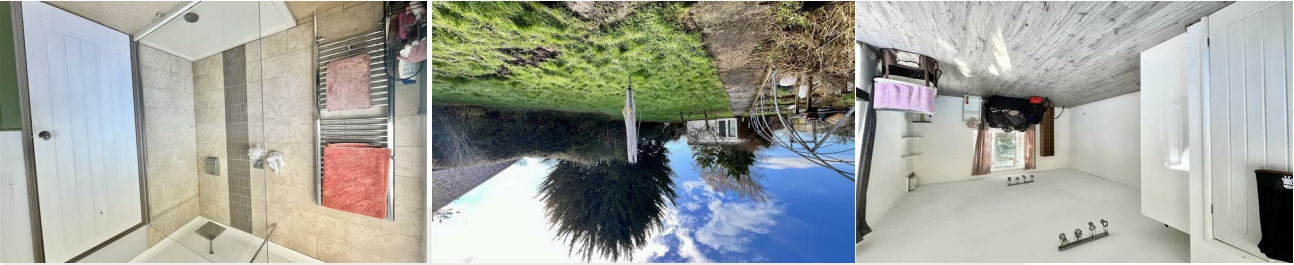
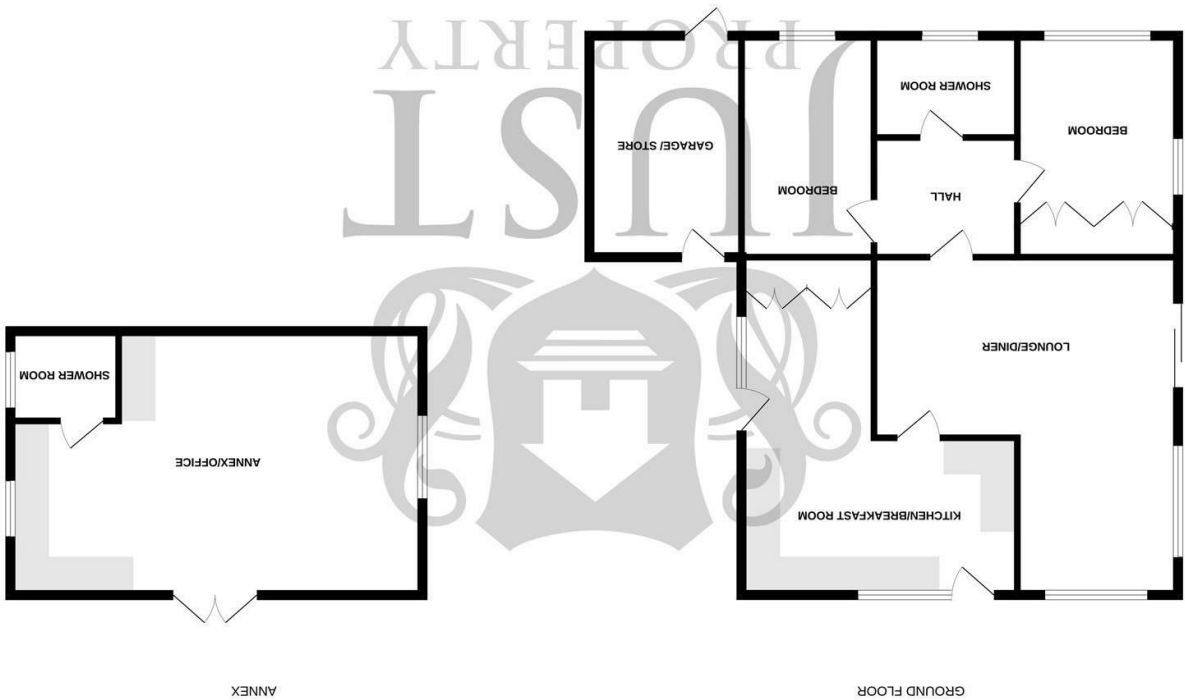




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Mapbox, ©2020

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



£465,000







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	Annex / Office with Open Plan Kitchen 24'5" x 15'5" (7.44m x 4.70m)
Kitchen Breakfast Room 18'6" x 16'3" (5.64 x 4.97)	Shower Room 6'0" x 5'1" (1.85 x 1.57)
Lounge Diner 19'10" x 18'6" (6.06 x 5.64)	Front Garden & Off Road Parking
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	

## 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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.