

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Hall, Fitted kitchen/breakfast room, Large sitting room with dining area, Double bedroom, Shower room, Gas central heating, EPC rating C, Walled rear garden

Kings Cottage is situated in the central Conservation Area of the Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the church of St. Thomas the Martyr. Local facilities include the Little Shop convenience store, together with a primary school, tea-rooms, and public house. There is an hourly train service from Winchelsea station to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras in 37 minutes. Winchelsea Beach is less than two miles and adjoins the Rye Harbour Nature Reserve. For more comprehensive facilities there is the Cinque Port of Rye (3 miles), renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival.

An attached cottage, presenting appealing elevations of part colour-washed brick and part tile hanging, converted in 1973 to a single dwelling from a larger Arts & Crafts Movement house. The property is one of very few in Winchelsea that are not Grade II Listed and the well-presented, stylish living accommodation is arranged over two levels, as shown on the floor plan.

A part glazed front door with a tiled canopy above opens into a small lobby area open to the kitchen/breakfast room, which overlooks the front and is fitted with a U shaped layout of painted shaker style cabinetry comprising cupboards beneath wooden butcher block style work surfaces with a work station to one end, an inset single bowl, double drainer sink unit with swan neck mixer tap, below counter space and plumbing for a washing machine, an inset electric hob with a stainless steel cooker hood above and built in oven below, space for a fridge freezer, and a concealed gas boiler.

From the kitchen, an open doorway leads to an inner hallway with a door to the shower room and a Gothic

Revival panelled door opens into the spacious, light living room with a dining area to one end, which has a wide, three segment powder coated anthracite grey aluminium bay window with a glass roof and glazed double doors leading out to the garden, a fitted Hase Luno wood burning stove and a turned staircase to the first floor.

The fully tiled shower room has contemporary fittings comprising a walk-in rain shower with glass enclosure, a close coupled wc and a wash basin on a two-drawer vanity unit.

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On the first floor, there is a large double bedroom with a wide window to the rear providing distant townscape views, a walk-in wardrobe and a below eaves storage area to the front.

#### OUTSIDE

To the rear of the property is an enchanting south facing, wall enclosed paved garden 21' x 13' with a well-stocked, raised flower bed to one border planted with giant fennel, alliums, euphorbia, Fan Palm and a shaped bay tree. Garden shed. Log store

#### FURTHER INFORMATION

Local Authority: Rother District Council. Council Tax Band C  
Mains electricity, gas, water and drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £325,000 Freehold

Kings Cottage Mill Road, Winchelsea, East Sussex, TN36 4EJ



A unique cottage, which originally formed part of a larger Arts & Crafts Movement house, situated in the heart of the Conservation Area of the Ancient Town and affording stylish living accommodation together with a south-facing walled courtyard garden.



Directions: From Rye, take the A259 west and upon approaching Winchelsea Town, take the first turning left up into the town passing under the Landgate arch. Take the first turning on the right into Barrack Square and continue around to the left where the property will then be found after a short distance on the left-hand side.

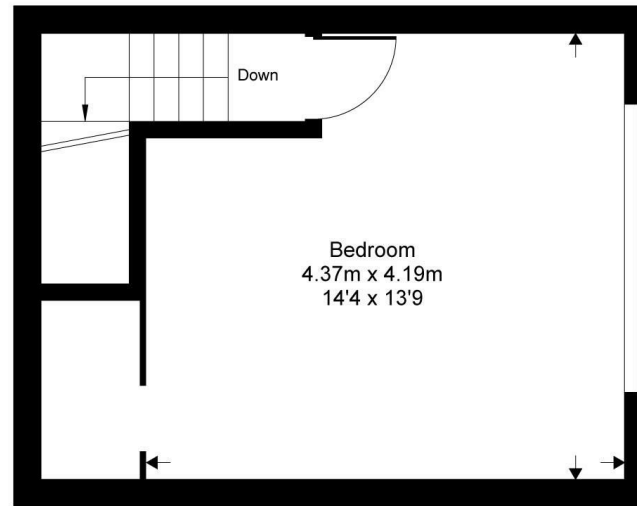
EPC: C

Local Authority: Rother District Council

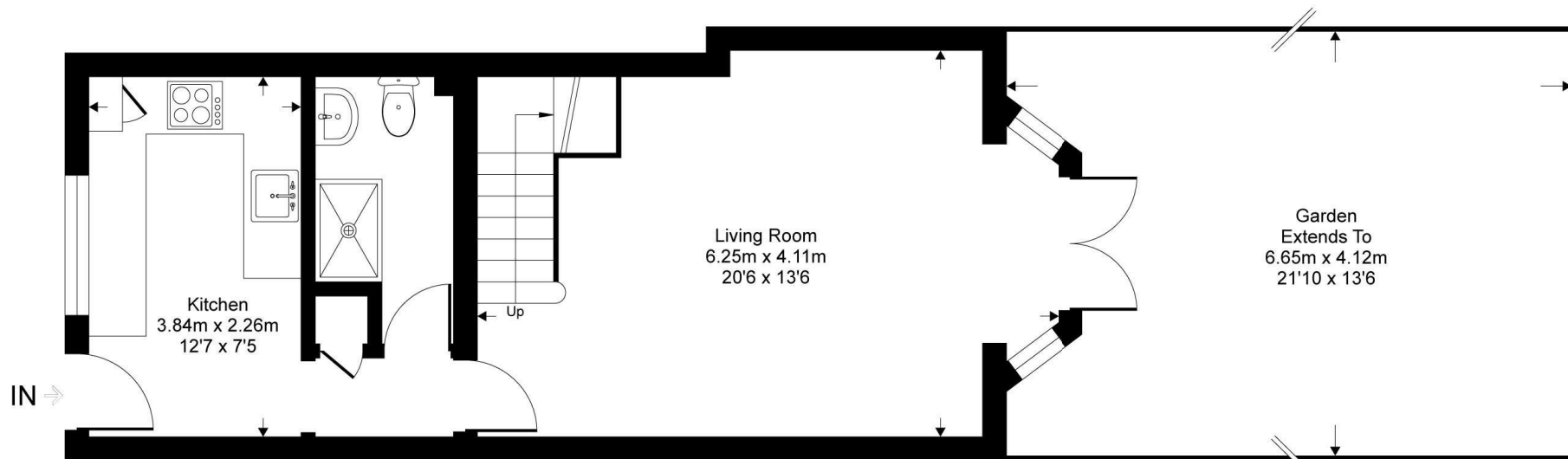
Council Tax Band: C

# Mill Road

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft



**First Floor**



**Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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