

Five Trees, 2 Harbour Farm, Winchelsea Beach, East Sussex TN36 4LP
Price Range £300,000 - FREEHOLD

PRICE RANGE - £300,000 - £315,000.

ONLY A SHORT WALK FROM THE BEACH

Rush Witt & Wilson are pleased to offer a well presented semi-detached bungalow forming part of a popular residential development in the coastal village of Winchelsea Beach.

The property occupies a corner plot with generous wrap around gardens, hard standing providing off road parking for two/three vehicles. The accommodation comprises living room, adjoining kitchen and a full width sun room which is utilised as a breakfast area/sitting room giving direct access onto the courtyard style garden, two double bedrooms and a shower room.

Occupying a tucked away position this property is situated in the heart of Winchelsea Beach, a popular seaside village on the south coast of England. Local amenities include supermarket/post office, hairdressers, public house/restaurant, butchers/delicatessen, fishmongers/game store and active community hall / association. Further shopping, sporting and recreational amenities can be found in the historic coastal town of Hastings and ancient Cinque Port town of Rye, each of which are only a short drive away and also accessed by a regular bus service.

A short walk away there is access to miles of open shingle beach which extend to the cliffs at Fairlight to a nature reserve at Rye Harbour and forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

Viewings come highly recommended by Rush Witt & Wilson Sole Agents, Rye 01797 224000.











Entry
4'1 x 6'2 (1.24m x 1.88m)

Hallway
9' x 3'9 (2.74m x 1.14m)

Living Room
10'10 x 17'10 (3.30m x 5.44m)

Kitchen
8'1 x 8'1 (2.46m x 2.46m)

Sunroom
24'4 x 7'6 (7.42m x 2.29m)

Bedroom
9'11 x 9'8 (3.02m x 2.95m)

Bedroom
7'9 x 9'7 (2.36m x 2.92m)

Shower Room
7'1 x 5'3 (2.16m x 1.60m)

Agents Note
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).

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


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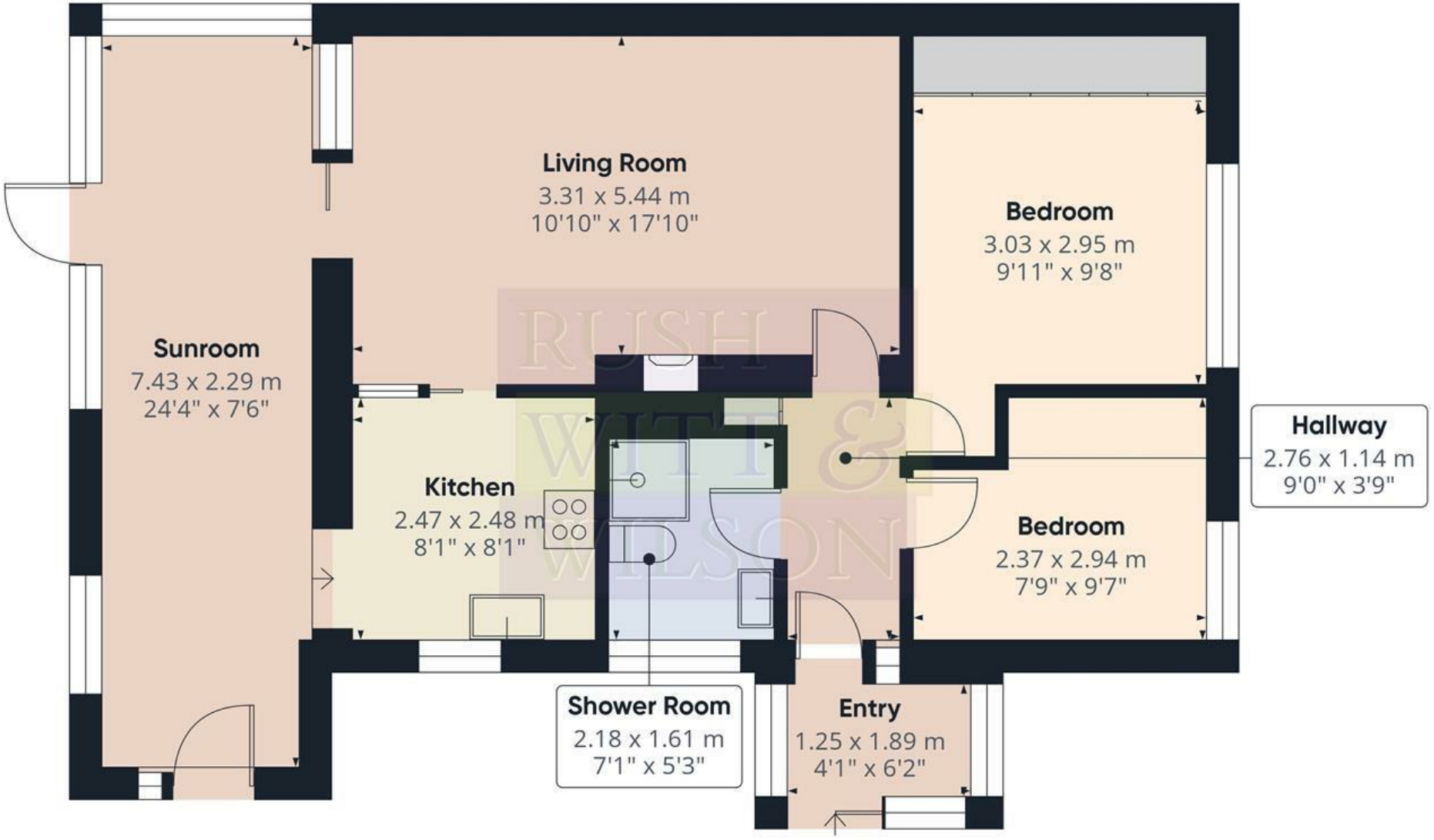

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Approximate total area(1)

69.3 m²

746 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.

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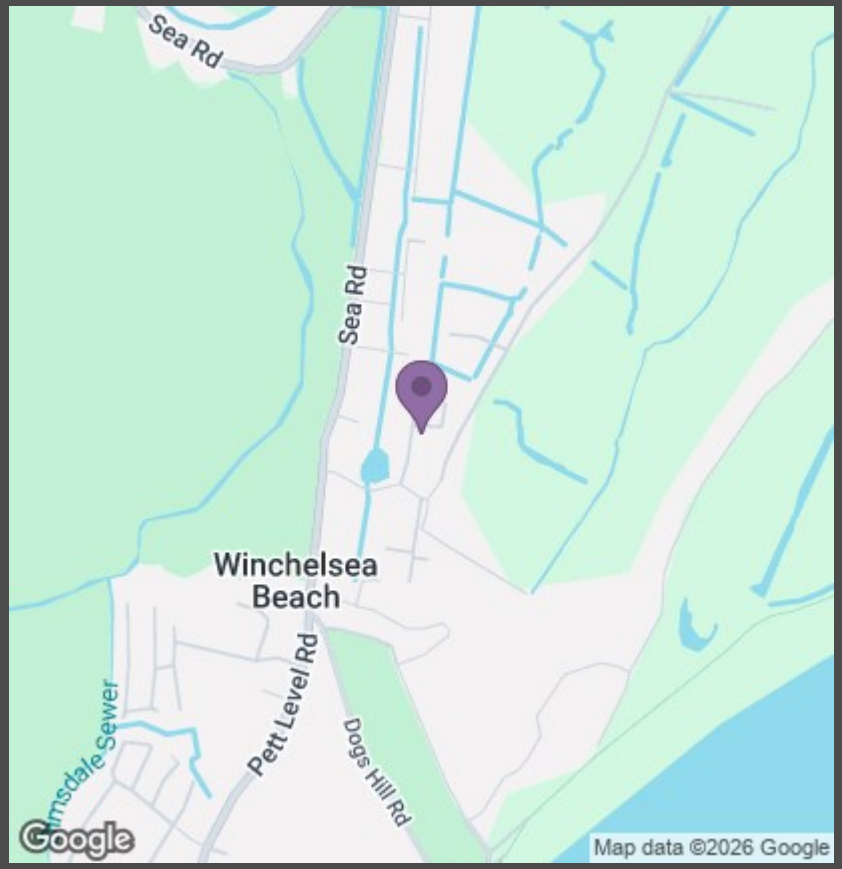

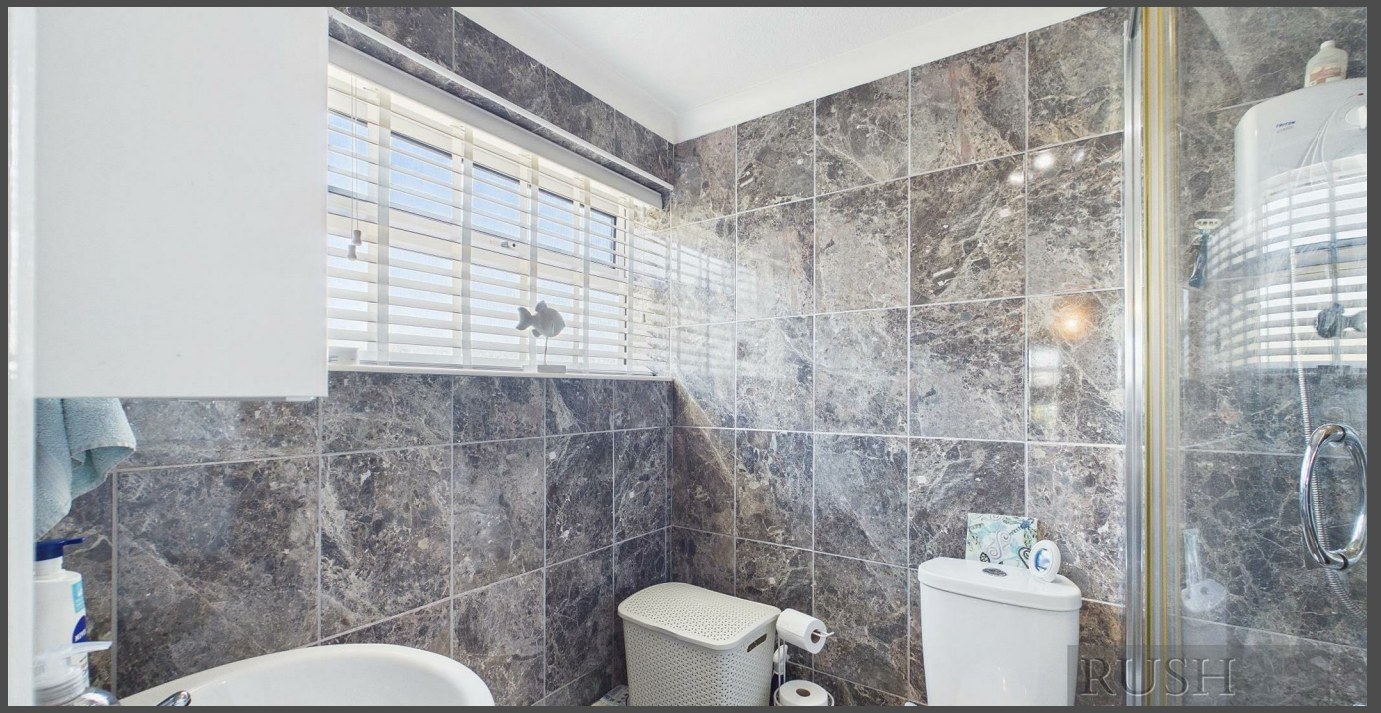





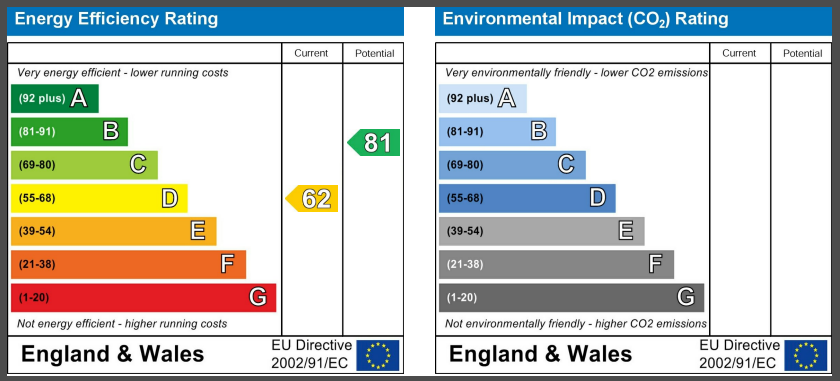

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