

**RUSH
WITT &
WILSON**



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Fairfield Pett Level Road, Winchelsea, TN36 4ND
Guide Price £350,000 Freehold

**** Short Walk to the Beach & Nature Reserve ****

Rush Witt & Wilson are delighted to market a three bedroom detached bungalow offering spacious and versatile accommodation comprising of an entrance porch, hallway, a good-sized triple aspect living room, kitchen, three bedrooms and a family bath/shower room. Externally there is an integral garage offering scope to convert (subject to the necessary planning consents), further off-road parking and gardens to the front, side and rear being of low maintenance.

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

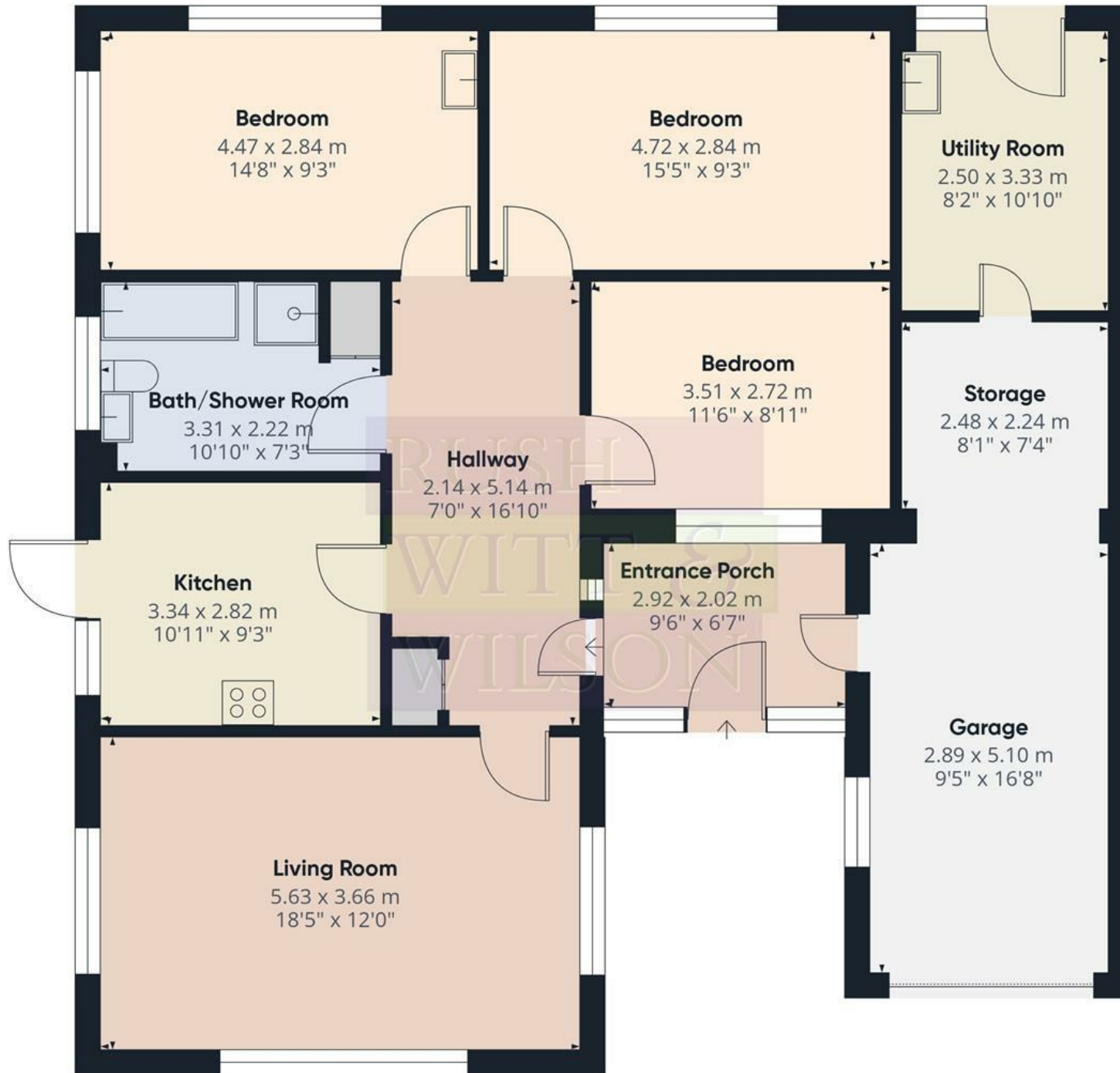
Offered chain free and available for early occupation, the vendors agents strongly recommend internal inspection.

For further information and to arrange a viewing please call our Rye office on 01797 224000.









Approximate total area⁽¹⁾

121.3 m²

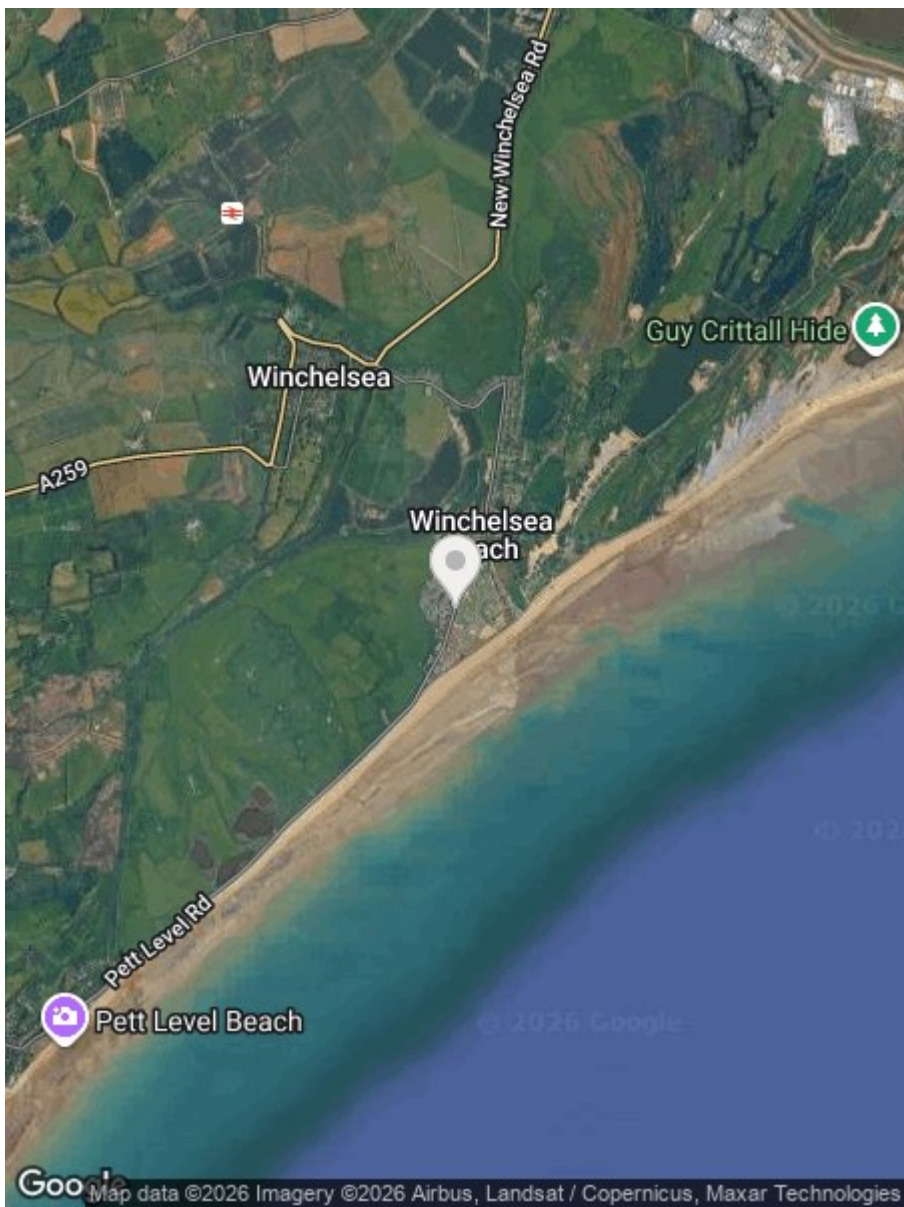
1304 ft²

(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.

GIRAFFE360





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			
England & Wales		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

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).
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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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