

1 School Hill Cottages School Hill, Winchelsea, TN36 4HL
Guide Price £250,000 Freehold

Nestled in the charming village of Winchelsea, this delightful end-terrace house on School Hill offers a perfect blend of period character and modern living. With its attractive façade and inviting entrance, this property is sure to capture your heart. Inside, you will find a well-proportioned reception room that serves as a warm and welcoming space for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, providing comfortable retreats for rest and privacy. The bathroom is conveniently located, featuring essential amenities to cater to your daily needs. The period features of the house add a unique charm, showcasing the rich history of the area while providing a cosy atmosphere. The property is ideally suited for those seeking a tranquil lifestyle in a picturesque setting, with the added benefit of being close to local amenities and the stunning countryside. Winchelsea itself is a delightful village, steeped in history and surrounded by beautiful landscapes. Residents can enjoy leisurely walks, quaint shops, and a strong sense of community. This property presents an excellent opportunity for first-time buyers, small families, or those looking to downsize. In summary, this end-terrace house on School Hill is a wonderful find, combining period charm with practical living spaces in a sought-after location. Do not miss the chance to make this lovely property your new home.







Locality
Situated in the heart of the ancient town of Winchelsea, a most enchanting and unspoilt town on the South Coast.

Local amenities include a general / delicatessen, coffee shop, public house / restaurant and primary school. There are many clubs and societies in the town including bowls and cricket clubs, garden society, art, literary, ancient monuments and second Wednesday club with a speaker.

Further shopping, sporting and recreational amenities can be found in the historic coastal town of Hastings or the Cinque Port town of Rye, each of which are only a short drive away.

Just outside the town there is a railway station with services to Brighton and to Ashford with connecting, high speed, services to London.

At nearby Winchelsea Beach there is access to miles of open shingle beach which extends to the cliffs at Fairlight to a nature reserve at Rye Harbour where there are also launching and mooring facilities.

Living Room
10'11 x 10'8 (3.33m x 3.25m)
Window and door to the front elevation, further small window to the side, open fireplace with painted wood surround and mantle, alcove cupboard to the side with display shelving over, door through to:

Kitchen
10'11 x 9'1 (3.33m x 2.77m)
Double aspect with window to the side, two further windows and glazed panelled door to the rear elevation, fitted with a range of cupboard and drawer base units with matching wall mounted cabinets, complimenting worktop surfaces, one and a half bowl sink with side drainer, inset electric hob with oven beneath, space for fridge, shelved larder cupboard, stairs rising to the first floor.

First Floor

Landing
Access to loft space, doors off to the following:

Bedroom
9'3 x 8'3 (2.82m x 2.51m)
Window to the rear elevation, built in airing cupboard with shelving and hot water cylinder.

Bedroom
9'8 x 7'11 (2.95m x 2.41m)
Window to the front elevation, built in double cupboard.

Shower Room
5'1 x 4'11 (1.55m x 1.50m)
A white suite comprising pedestal wash hand basin, low level wc, shower cubicle, heated towel rail.

Outside

Front Garden
Steps rise from the street, there is a raised shrub bed and brick paved path leading to the front door. Further gated path extending to the righthand side of the property leading to:

Rear Garden
Partly walled garden with small area of lawn and established border. Brick paved path to shed / store.

Agents Note
Council Tax Band - C

The adjoining property has right of way to the rear.

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:

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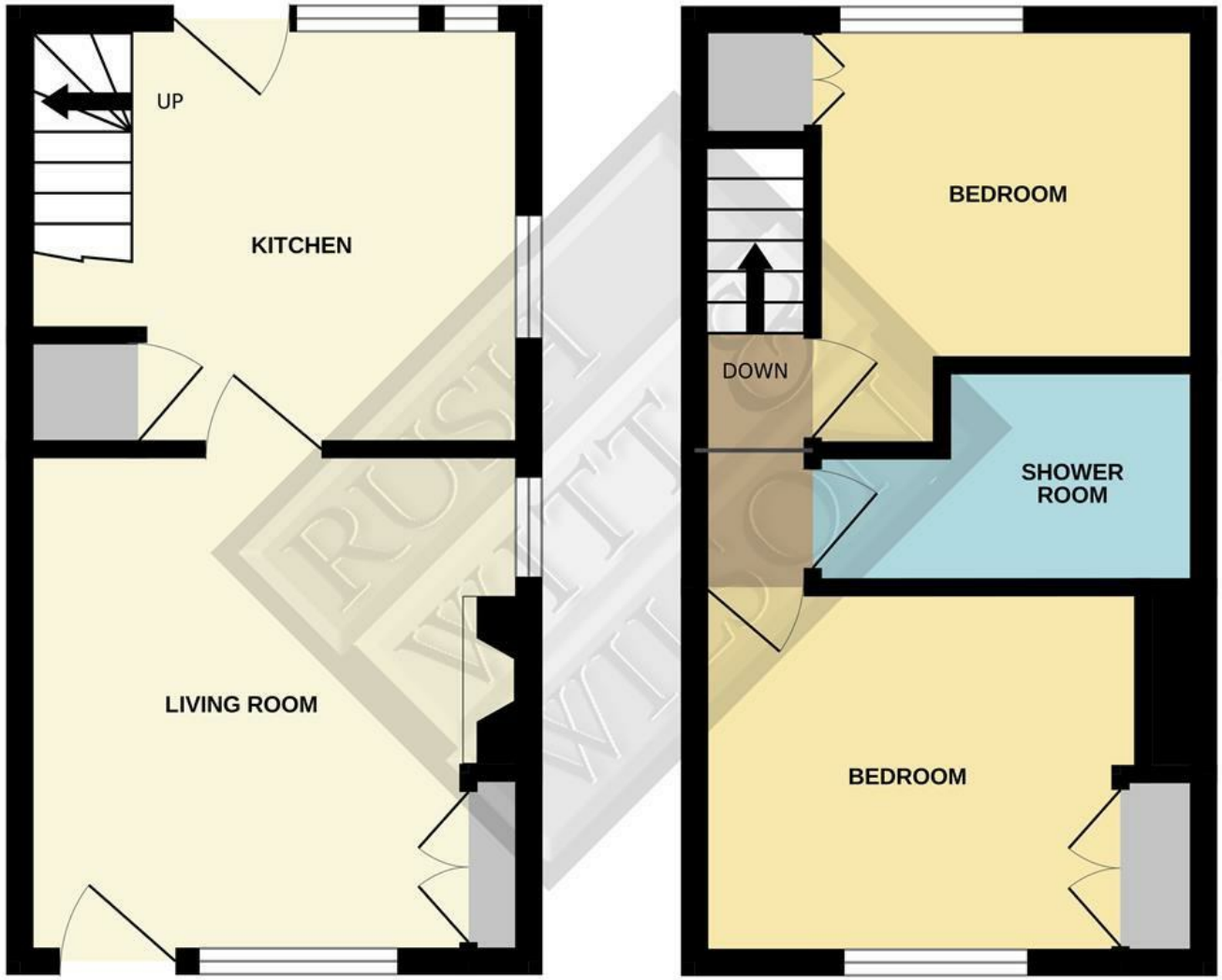






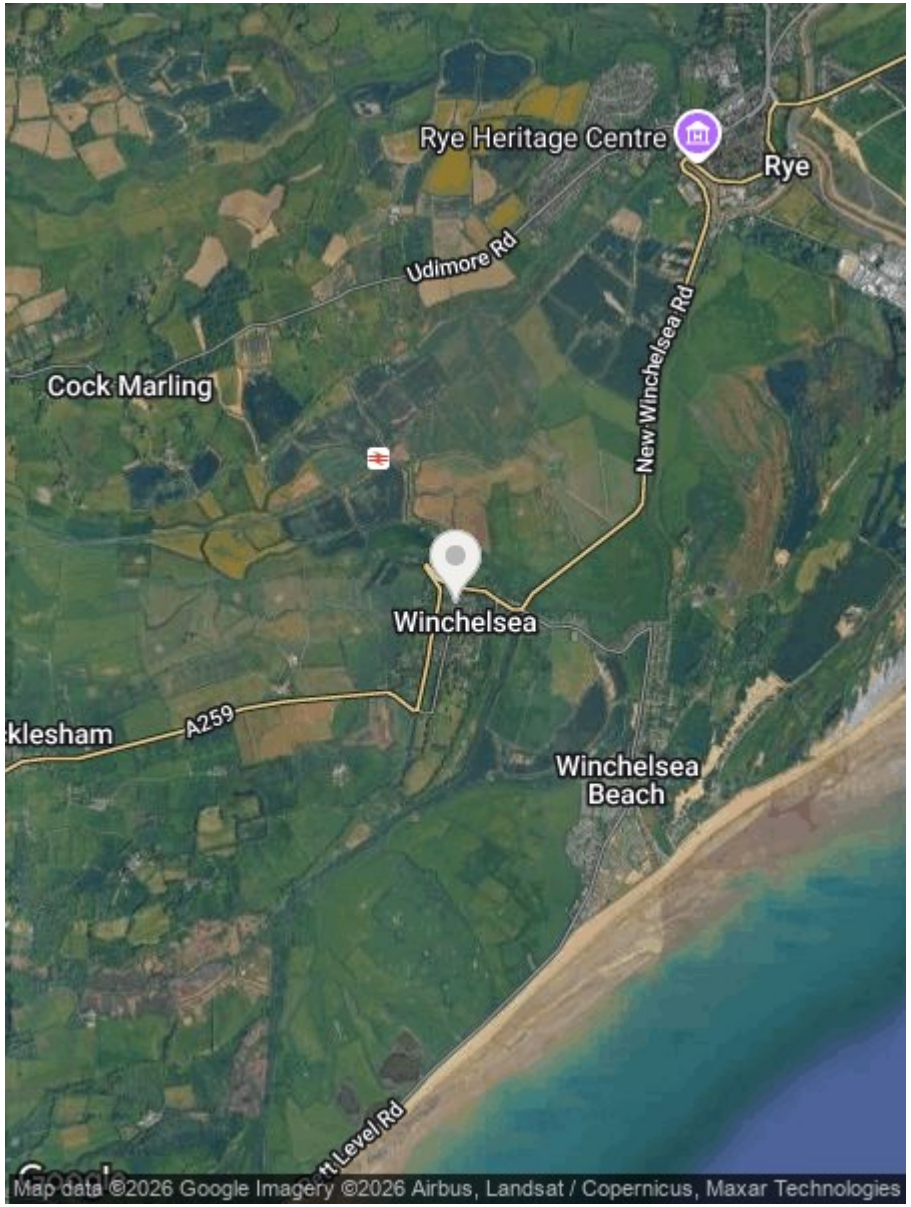
GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.

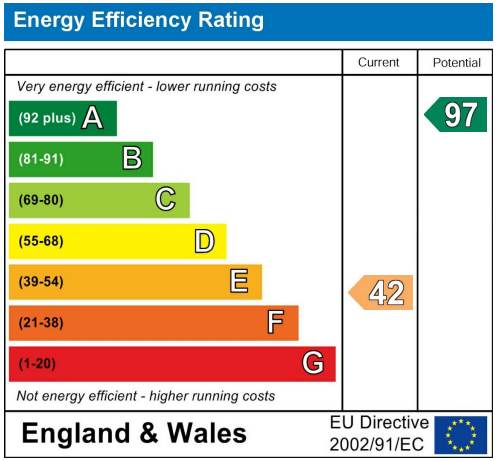
1ST FLOOR
220 sq.ft. (20.5 sq.m.) approx.

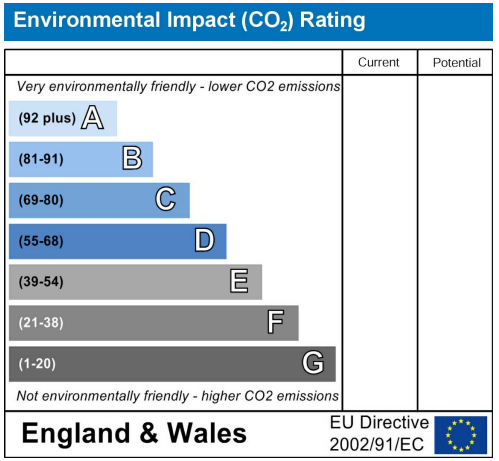


TOTAL FLOOR AREA : 440 sq.ft. (40.9 sq.m.) approx.

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.
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