

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located in the Conservation Area of the Ancient Town of Winchelsea, which is 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 incomplete cathedral type church of St. Thomas the Martyr. Local facilities include the Little Shop convenience store, together with a primary school and public house. For more comprehensive facilities there is the Cinque Port of Rye (3 miles) with train services to Eastbourne and to Ashford International, from where there are high speed connections to St. Pancras, London in 37 minutes and to the Continent via Eurostar.

Forming a mid terrace cottage of brick and tile hung elevations set with casement windows beneath a pitched slate roof. The property has recently undergone extensive modernisation.

The accommodation comprises front door into the **living room** with window to the front and open fire.

Newly fitted **kitchen** units, door to the rear courtyard garden, stairs rising to the first floor with cupboard under.

**First floor landing** with doors off to the bedroom, shower room and cupboard containing laundry appliances.

**Double bedroom** with window to the front having distant views towards the ridge at Udimore. Two built in cupboards.

**Shower room** comprising a large walk in shower, w.c, wash hand basin, window to rear, and built-in cupboards.

**Outside:** Rear fence enclosed courtyard with **brick outhouse** having light, power and heater, quarry tiled floor, equipped as an office.

**Note:** There is a pedestrian right of way which allows a side access to the rear yards and back doors for all three properties in the terrace.

**Directions:** From Rye take the A259 in a westerly direction, after the left hand turning to Winchelsea Beach (on a sharp right hand corner) turn next left marked Winchelsea. Proceed up the hill through The Strand Gate and into the centre of the town. Where the road turns sharply to the left by the church yard, turn right immediately opposite the New Inn public house into Hiham Green, continue for a short distance where Ivy Cottage will be found on the right hand side.

**Local Authority:** Rother District Council – Council Tax band C  
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Price guide: £299,000 freehold

Ivy Cottage, School Hill, Winchelsea, East Sussex TN36 4HL



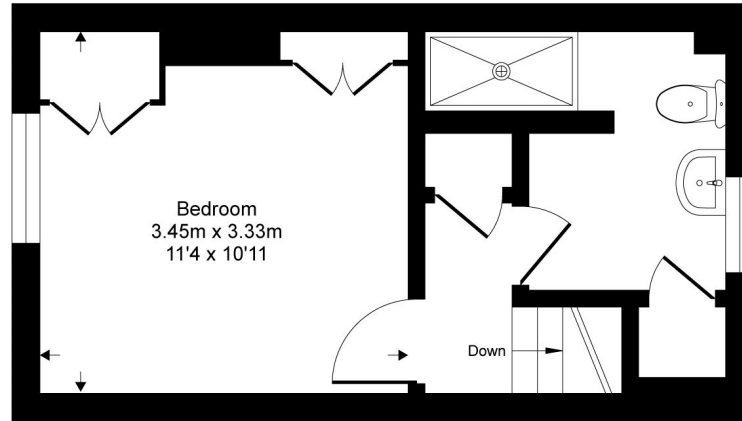
A one bedroom Grade II Listed period mid terraced cottage situated within the Conservation Area of the Ancient Town and Cinque Port of Winchelsea.

- Living Room • Kitchen
- First Floor Landing • Double bedroom • Shower Room
- Electric Heating • Rear courtyard garden with useful Outhouse/Office • EPC Rating E

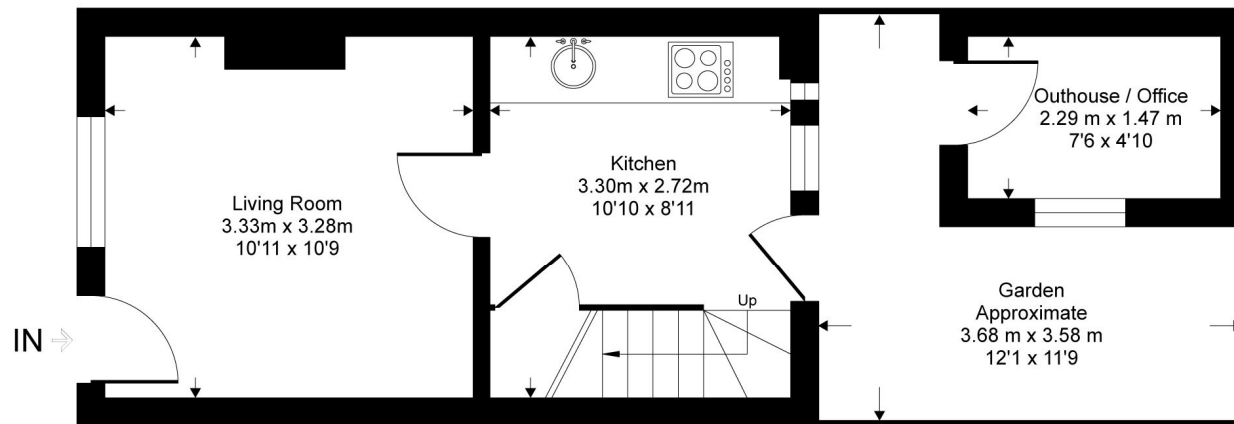


# Ivy Cottage, School Hill

Approximate Gross Internal Area = 40 sq m / 438 sq ft  
Approximate Outbuilding Internal Area = 3 sq m / 36 sq ft  
Approximate Total Internal Area = 43 sq m / 474 sq ft



**First Floor**



**Ground Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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