

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated away from main roads 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 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 (37 minutes) and from there to the Continent via Eurostar

An attractive period property, thought to date from the mid eighteenth century, forming part of an attractive terrace presenting rendered and colour washed external elevations beneath a pitched peg tiled roof. From the first and second floors there are townscape views to the front and the rear of the property.

The property is approached via an open entrance porch with a brick threshold and a part glazed front door opening into a **hallway** with oak floorboards and stairs off to the first floor.

Bedroom 1 (former sitting room), which overlooks Castle Street, has a fireplace (sealed) with a white decorative surround and a picture rail. A connecting door leads to an en suite bathroom with a close coupled w.c, wall mounted wash basin and a panelled bath with a shower attachment. The dining room has a glazed door to the rear garden, a picture rail and a fireplace with a tiled hearth and a display cabinet to one side.

The kitchen/breakfast room is fitted with a range of bespoke pine cabinets comprising base cupboards with raised panel doors and drawers beneath tiled work surfaces with a stainless steel sink unit, an inset 4 burner gas hob with filter hood above, matching wall cupboards, a built in double oven, below counter space for a fridge and a fitted breakfast bar.

A part glazed door leads to the rear lobby/utility area which has plumbing for a washing machine, a larder cupboard and a door to the garden.

On the first floor, there is a landing and a well proportioned, double aspect drawing room (former bedroom) with a fireplace with a cast iron grate and surround and a picture rail. Bedroom 2 enjoys townscape views to the rear and has a fireplace with a decorative surround and built in wardrobe cupboards. The bathroom comprises a panelled bath with a shower attachment, a low level w.c and a wash basin set into a vanity unit.

From the drawing room, a door opens to a ladder staircase leading to a second floor attic room/studio with a large dormer window to the front providing distant views towards Rye and the sea. Adjacent is a large below eaves roof space.

Outside: To the rear of the house is a fence enclosed flagstone paved garden 24' max x 16' approximately with mixed flower and shrub borders, spring bulbs, a magnolia tree, mahonia, holly bush and hellebores. Attached to the rear lobby is a garden room/store with a large picture window and stable door. From the garden there is a path giving pedestrian side access to Castle Street over which the neighbouring property has a right of way.

Services: Mains gas, water, electricity and drainage. Secondary glazing. Gas central heating.

Local Authority: Rother District Council - Council Tax Band E

Directions: From Rye, take the A259 in a westerly direction passing over the river Brede and turn sharply right and then left up Strand Hill into Winchelsea Town. Pass through the Strand Gate and take the second turning on the right into Castle Street, where the property will be found on the left hand side shortly before the junction with Mill Road.

Guide price: £450,000 Freehold

Christabel Cottage, Castle Street, Winchelsea, East Sussex TN36 4EL



An attached C18th period property forming part of an attractive terrace fronting a wide street in the heart of the Conservation Area of the Ancient Town.

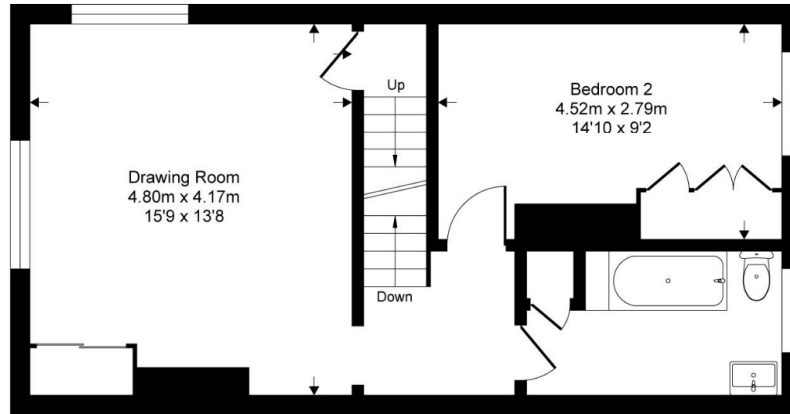
- Open entrance porch • Hall • Drawing room • Dining room • Kitchen/breakfast room • Rear lobby/utility area
- Landing • Two bedrooms • 2 Bathrooms (1 en suite) • Attic room • Rear garden • Garden room • EPC rating D



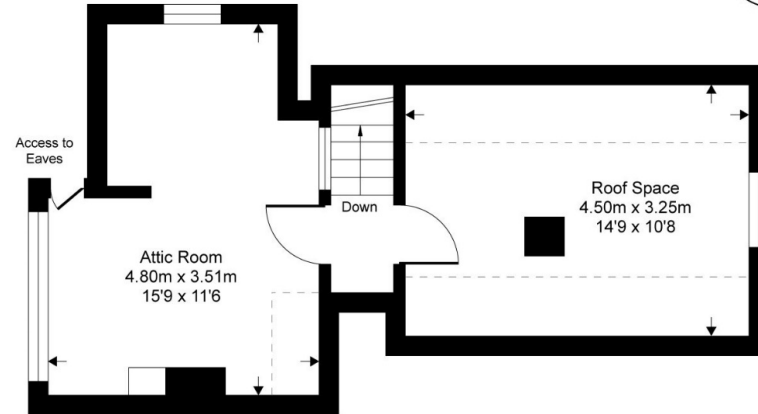


= Reduced headroom

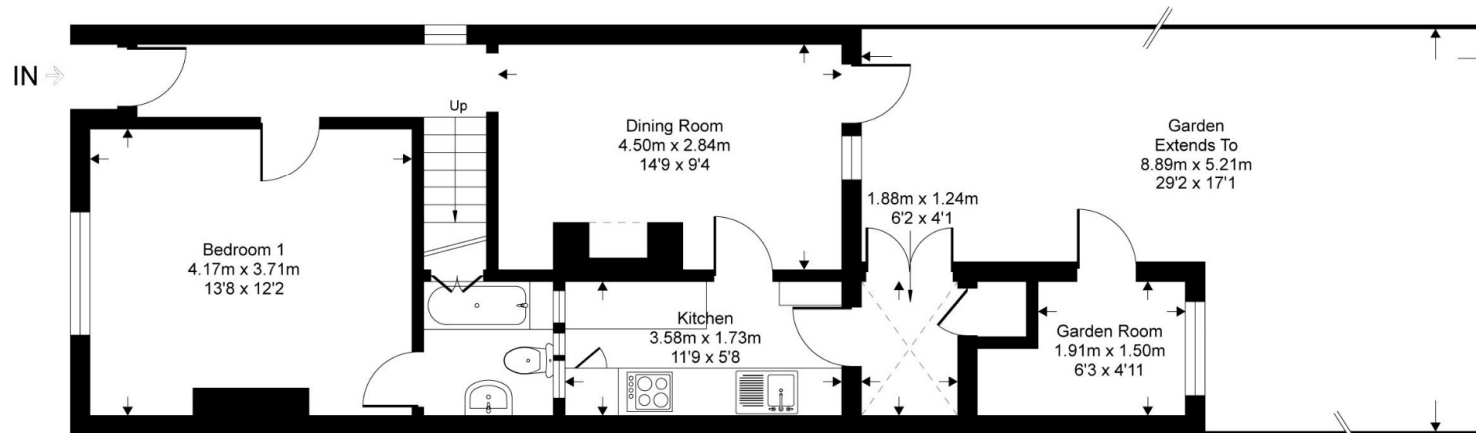
Approximate Gross Internal Area = 124 sq m / 1341 sq ft



First Floor



Second Floor



Ground Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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