

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in the 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 to the Continent via Eurostar.

A fine Edwardian town house built in 1908, understood to have been designed by Sir Reginald Blomfield and presenting white painted brick and weatherboard clad external elevations set with timber casement windows beneath a pitched peg tiled roof. Over the last couple of years the property has undergone extensive renovation and improvement and is in good order throughout.

Front door into an **entrance lobby** with decorative tiled floor, glazed inner door to the **entrance hall** with stairs rising to the first floor with built in cupboards under.

Garden room with woodburning stove, double doors out to the garden.

Cloakroom comprising w.c, wash hand basin, tiled flooring.

Kitchen fitted with an excellent range of bespoke base and wall mounted units with Caesarstone worksurfaces incorporating twin sink unit, pull out larder cupboard, integrated fridge/freezer, dishwasher, 4 ring induction hob, electric

oven and extractor fan. Central island unit and wide double doors to the dining room having a bay window to the front, open fireplace and picture rail.

First floor landing, doors off to the drawing room, bedrooms 2,3, 4 and family shower room. Stairs to the second floor. **Drawing room** with bay window to the front having a window seat, built in book shelving and cupboards, fireplace (sealed). Double doors to Bedroom 2.

Bedroom 2 having two built in double cupboards, cast iron fireplace (sealed).

Bedroom 3 having built in double wardrobe, cast iron fireplace (sealed), window to rear with Townscape views.

Family shower room comprising walk in shower, w.c, wash hand basin on stand, heated towel rail, painted tongue and groove panelling.

Second floor landing with a walk in utility cupboard having space and plumbing for washing machine and tumble drier. Wall mounted gas fired boiler. **Bedroom 1** built in cupboards, window to front, double doors opening out to a balcony with seating area and having far reaching views over the town with the sea in the distance. **Bathroom** comprising panelled bath, w.c, wash hand basin with cupboards under, walk in shower.

Outside: The rear wall enclosed garden has an area of lawn, brick pathways and paved terrace. There is a side gate providing access and a right of way in favour of this property out onto Hiham Green.

Local Authority: Rother District Council. Council Tax Band G

Price guide: £895,000 freehold

2 Hiham Green, Winchelsea, East Sussex TN36 4HB



A substantial four bedroom Edwardian town house, influenced by the Arts & Crafts Movement, centrally located in the Conservation Area of the Ancient Town and enjoying far reaching upper floor roofscape views across the Town with the sea in the distance.

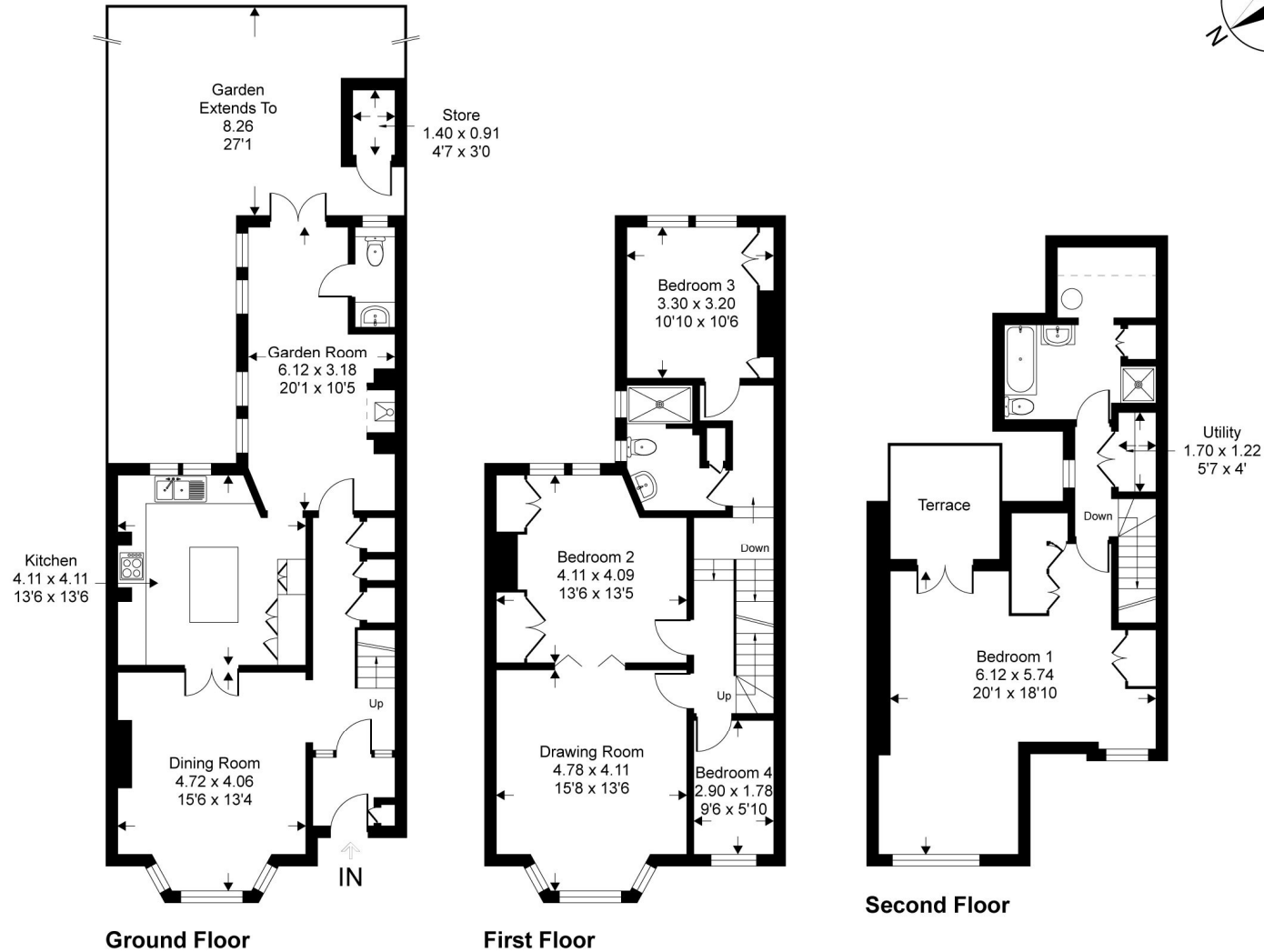
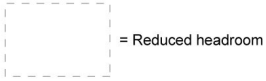
- Entrance lobby • Entrance hall • Garden room • Kitchen • Dining room • Cloakroom
- First floor landing • Drawing room • Bedrooms 2,3 and 4 • Family shower room
- Second floor landing • Bedroom 1 with doors out to a balcony • Bathroom • Utility • Gas heating
- Enclosed garden to rear • EPC rating C



Directions: From Rye, proceed westwards on the A259 for about 2 miles passing around the sharp right hand bend, then take the next turning on the left up the hill into Winchelsea Town passing through the stone Landgate. Continue up the High Street with the churchyard on your left, at the next left hand bend (the New Inn public house will be in front of you) turn right into Hiham Green where No.2 will be seen immediately on the right hand side.

Hiham Green

Approximate Gross Internal Area = 181 sq m / 1946 sq ft
 Approximate Outbuilding Internal Area = 1 sq m / 14 sq ft
 Approximate Total Internal Area = 182 sq m / 1960 sq ft
 (excludes restricted head height)



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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