

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated on a quiet road 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 Winchelsea Farm Kitchen comprising a delicatessen and grocery, together with a primary school and public house. Winchelsea has a railway station from where there is a two hourly service. For more comprehensive facilities there is the Cinque Port of Rye within 3 miles from where there are train services to Eastbourne and to Ashford International from where there are high speed connections to London St Pancras (37 minutes) and to Paris, Brussels and Amsterdam via Eurostar.

Forming a semi detached Edwardian house presenting colour washed rendered elevations beneath a pitched slate roof. Formerly owned by Vera May Atkins CBE 1908 – 2000, Vera was a British intelligence officer who worked in the France Section of the Special Operations Executive (SOE) from 1941 to 1945 during the Second World War.

The accommodation comprises front door into the **main open plan living room** which has exposed painted wooden floorboards, bay window to the front with a window seat enjoying views over the Brede valley. Fireplace with decorative surround fitted with a gas fire. Turned staircase rising to the first floor.

**Conservatory/dining room** having a tiled floor, windows overlooking the rear garden and doors out to a paved terrace.

**Kitchen** fitted with a range of base and wall mounted units incorporating a Butler's sink with brass mixer tap, 4 ring electric hob with oven under. Integrated dishwasher, washing machine and fridge/freezer. Tiled floor, window to rear and painted corner cabinet.

**First floor landing** with a hatch to loft space. Doors off to both bedrooms and bathroom.

**Bedroom 1** two built in double wardrobes, window to front with views over the Brede valley towards Udimore and Rye town.

**Bedroom 2** window to rear overlooking the garden.

**Bathroom** comprising panelled bath with mixer tap/shower attachment, w.c., wash hand basin, tiled flooring and surrounds and window to rear.

**Outside:** To the front steps lead up to the front door, a path to the side provides a pedestrian right of way to a door leading into the conservatory. The main rear garden is approximately 72' in length and divided into two sections having a paved terrace with seating area and gravelled mediterranean style planting leading to a further lawned area beyond with mature shrubs and herbaceous borders. A gate opens onto a path where there is a pedestrian right of way leading to Mill Road.

There is no allocated parking but on street parking is available in North Street and nearby streets.

Price guide: £575,000 freehold

North Den, North Street, Winchelsea, East Sussex TN36 4HR



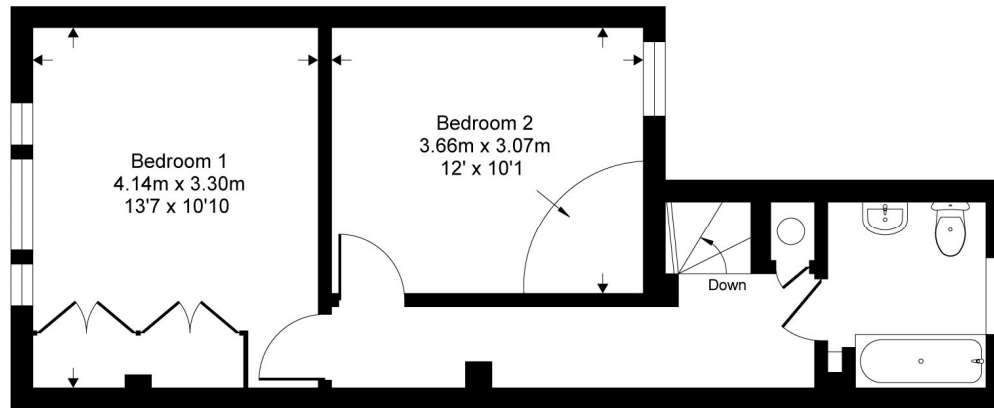
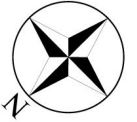
An Edwardian two bedroom semi detached house situated within the Conservation Area of the Ancient Town with far reaching views to the front across open countryside in the Brede Valley to the silhouette of Rye in the distance.

Living room • Conservatory • Kitchen • First floor landing • Two bedrooms • Bathroom  
Gas heating • Landscaped rear garden 72' in length • EPC rating D

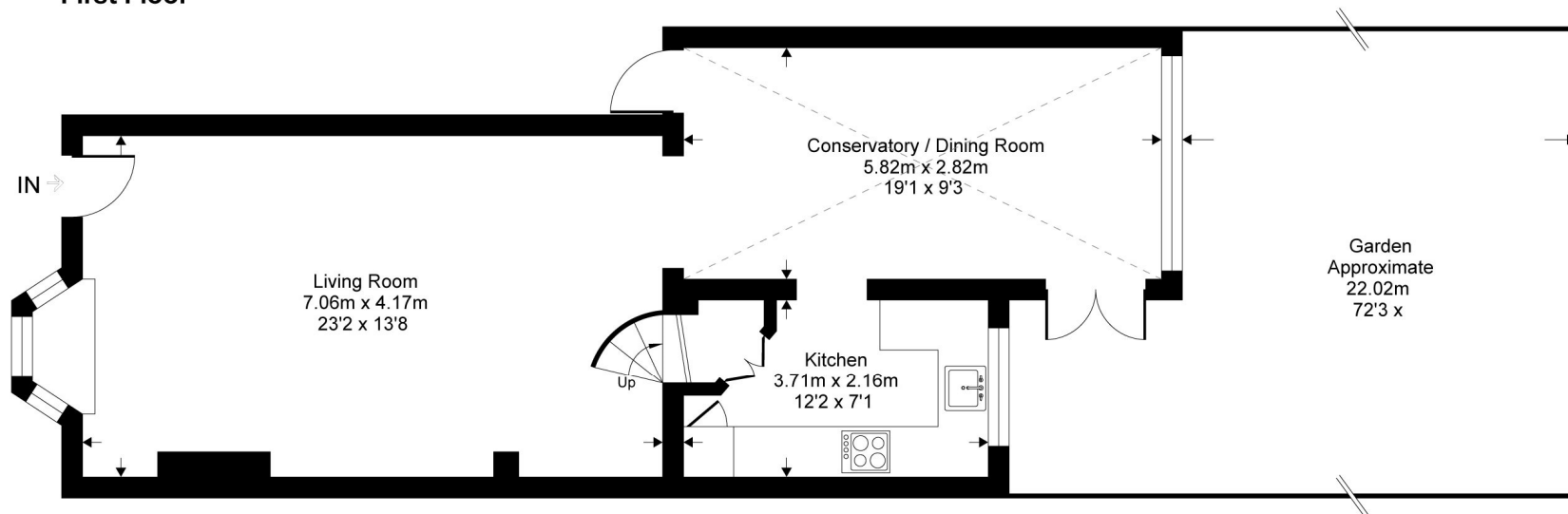


# Northden

Approximate Gross Internal Area = 95 sq m / 1018 sq ft



**First Floor**



**Ground Floor**

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# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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