

PHILLIPS & STUBBS



coastal +
COUNTRY



Located in a no-through road 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.

A well-presented Grade II Listed eighteenth century period cottage, forming one of a small terrace, presenting stone and part tile hung elevations with dressings of red brick set with timber casement windows beneath a pitched tiled roof.

The property is approached via a part glazed panelled front door opening into a sitting room which overlooks the front and has exposed floorboards, ceiling beams and an open fireplace with brick surrounds and hearth.

From the sitting room, a door leads through to a kitchen/breakfast room, which has exposed ceiling beams, a quarry tiled floor and a range of hand-crafted pine cabinets comprising cupboards and drawers with a round bowl stainless steel sink and drainer, space and plumbing for a dishwasher, space for a fridge freezer, an inset 4 ring electric hob, space for a microwave and a built-in oven. Adjoining is a rear lobby with a door to a garden room. which has a flagstone floor, natural brick work to three walls and glazed double doors opening onto the rear garden.

Also on the ground floor is the bath/shower room with fittings comprising a whirlpool half bath with shower above, concealed close coupled WC, an inset wash basin and space and plumbing for a washing machine.

On the first floor, there is a small landing and two double bedrooms. Bedroom 1 has distant townscape views to the front to the sea and a range of fitted bedroom furniture. Bedroom 2, which overlooks the rear, has a raised ceiling and exposed studwork.

Outside: To the rear of the property is a mature, professionally landscaped enclosed garden, measuring 55' x 15' approximately, with a flagstone terrace, attached garden store, meandering old brick pathway, serpentine mixed flower and shrub borders with roses, hydrangeas, lavender, camellia, bay tree, rhododendron, honeysuckle, rosemary, a circular ornamental pond and an octagonal summerhouse. Bin store. Outside tap. The property benefits from a side gate and pedestrian access across the garden of the neighbouring property in the terrace.

Services: Mains water, electricity and drainage. Electric storage heaters

Council Tax Band: D

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 left into Thomas Street, crossing over Back Lane into Friars Road where the property will be found on the right-hand side.

Guide price: £385,000 freehold

5 Friars Road, Winchelsea, East Sussex TN36 4ED



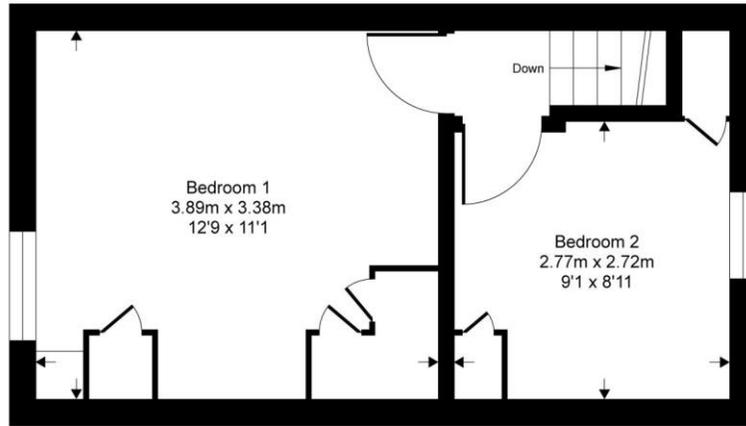
A well presented, inner terrace Grade II Listed period cottage of appealing stone elevations situated near the church in a no-through road in the Conservation Area of the Ancient Town with a delightful garden to the rear.

- Sitting room • Kitchen/breakfast room • Rear lobby • Garden room • Bath/shower room
- Landing • Two double bedrooms • 55' Rear garden • EPC rating E

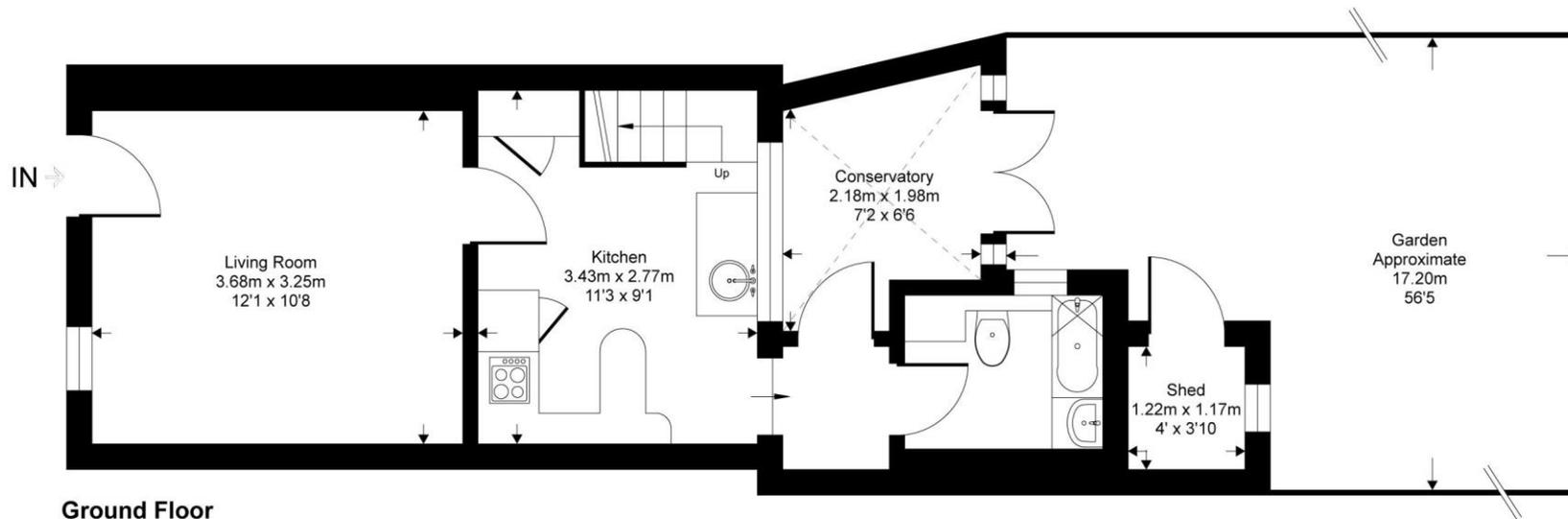


Friars Road

Approximate Gross Internal Area = 57 sq m / 614 sq ft
Approximate Outbuilding Internal Area = 1 sq m / 15 sq ft
Approximate Total Internal Area = 58 sq m / 629 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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk