

PHILLIPS & STUBBS



coastal +
COUNTRY



Summerhill is set back from the road with a large rear garden and enjoys views across open countryside to the front. The property is also situated within a few hundred yards of the Rye Harbour Nature Reserve, including the shingle beach, a large part of which is a site of special scientific interest (SSSI) and a special protected area (SPA). Visit www.wildrye.info for more information. The popular coastal village of Winchelsea Beach has facilities including, two pubs, small supermarket, post office, Sutton's farm shop, a café and The Ship restaurant/bar with delicatessen and butchers. The Ancient Towns of Rye and Winchelsea are nearby and the former has a good range of local amenities, together with a mainline station with high speed connections at Ashford International to St Pancras London (37 minutes) as well as Eastbourne and Brighton.

Forming a detached single storey cottage of brick construction presenting weather boarded elevations beneath a part pitched and part flat roof.

The accommodation comprises **entrance hall** with laminate flooring.

Kitchen/dining room fitted with a range of base and wall mounted units incorporating a 4 ring gas hob with extractor fan over, eye level oven, stainless steel sink unit. Space and plumbing for a washing machine, dishwasher and fridge freezer. Space for dining table, step down to **living room** with wood burning stove, two port hole windows to the side, additional window to rear. Double doors out to the garden.

Bedroom 1 double aspect with views towards Winchelsea Town, laminate flooring.

Bedroom 2 double aspect with views towards Winchelsea Town, laminate flooring.

Bathroom comprising panelled bath with mixer tap/shower attachment and side screen, w.c, wash hand basin, built in cupboard. Tongue and groove panelling to the walls.

Outside: To the front there is a hedge enclosed garden with off road parking for 2/3 cars. The rear garden is a good size with an area of raised decking. There is also a timber workshop and adjoining store with power connected. The garden studio (former garage) has doors to either end and a window to the side.

Note: The view shot on page 6 of this brochure is to the front across the road from the property.

Local Authority: Rother District Council - Council Tax Band D
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Super fast available 63 Mbps Source Ofcom
Flood risk summary: Very low risk Source GOV.UK

Price guide: £425,000 freehold

Summerhill, Sea Road, Winchelsea Beach, East Sussex TN36 4LH



A detached two bedroom single storey cottage with a large rear garden situated in the village and only half a mile from the beach.

- Entrance hall • Kitchen/dining room • Living room • 2 bedrooms • Bathroom • Gas heating
- Front garden including off road parking • Large rear garden with several useful outbuildings
- EPC rating D



Directions: Leave Rye on the A259 heading towards Hastings and continue for about two miles. Turn left into Sea Road, sign posted Winchelsea Beach. Continue for about 0.9 of a mile and Summerhill will be found on the left just before The Ship.

Summerhill

Approximate Gross Internal Area = 75.5 sq m / 813 sq ft
Approximate Outbuildings Internal Area = 26.8 sq m / 289 sq ft
Approximate Total Internal Area = 102.3 sq m / 1102 sq ft



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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