

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated on a small residential development within a short walk of the shingle beach which stretches from Pett level to the river estuary at Rye Harbour and the Nature Reserve, 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 coastal village of Winchelsea Beach has facilities including a beach cafe, restaurant, bar and delicatessen, a doctor's surgery, Sutton's fish shop, a licensed supermarket and post office. The Ancient Towns of Rye and Winchelsea are nearby and the former has a good range of local amenities, with a mainline station with high-speed connections at Ashford International to St Pancras London (37 minutes).

A recently refurbished, well presented post-war single storey steel lattice frame property presenting brick external elevations set with double glazed windows beneath a pitched interlocking tiled roof.

The property is approached via a double glazed front door opening into an entrance lobby/study overlooking the green to the front with two matchboard panelled walls.

An inner double glazed door leads to a double aspect open plan living room, dining area and fitted kitchen with a wide picture window to the front overlooking the green, a utility cupboard with space and plumbing for washing machine and tumble drier, a glazed door to the inner hall and a fireplace with a brick hearth and fitted wood burning stove. The kitchen has a range of shaker style base cabinets comprising cupboards and drawers beneath woodblock work surfaces with metropolitan tiled surrounds, an inset sink and drainer, a built-in double oven, an inset 4 burner gas hob with filter hood above, an integrated

fridge freezer and dishwasher, a built-in pantry and open display shelving. Adjoining is a glazed side porch/boot room with a glazed door to the rear.

The inner hall a built-in shelved linen cupboard and a hatch to the roof space.

Bedroom 1 has a window overlooking the rear garden and a range of fitted wardrobe cupboards with sliding doors to one wall.

Bedroom 2 has glazed double doors opening to the rear garden.

The shower room has metropolitan tiled surrounds with contemporary white fittings including a close coupled wc, a counter top wash basin and a shower enclosure with a rain shower.

Outside: To the front of the property is an open plan area of garden laid to lawn. Immediately adjacent to the rear is a wide sandstone paved terrace which leads onto an area of lawn with spring bulbs, established borders, trellis work, a side access gate and to the far end, an open sided covered seating area backing onto a stream and woodland. Garden shed. Adjacent is a single garage en-bloc.

Local Authority: Rother District Council. Council Tax Band C

Mains electricity, gas, drainage and water. Gas central heating via combi boiler

Predicted mobile phone coverage: Three, EE

Broadband speed: Superfast 59 Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Guide price: £350,000 Freehold

12 Harbour Farm, Winchelsea Beach, East Sussex TN36 4LP



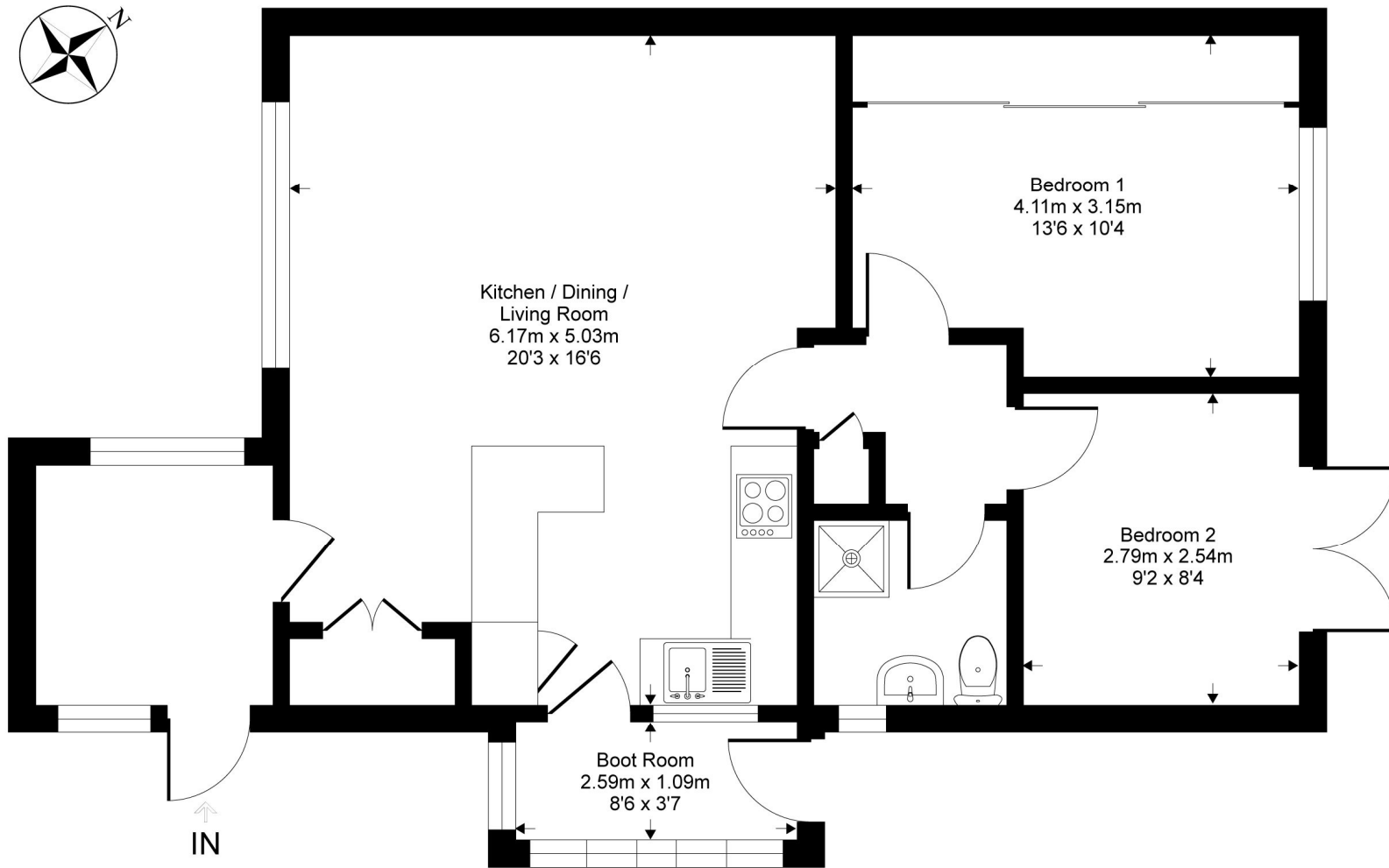
A well presented, semi-detached single storey property tucked away in a residential cul de sac in the coastal village of Winchelsea Beach with nearby access to Morlais Ridge, the beach and Rye Harbour Nature Reserve.

- Double glazed entrance lobby / study
- Open plan living room, dining area and fitted kitchen
- Inner hallway
- Glazed side lobby / boot room
- Two bedrooms
- Shower room
- Double glazing
- Gas central heating
- EPC rating C
- Front garden
- Enclosed low maintenance garden to rear
- Single garage situated in a block nearby



Directions: Leave Rye in a westerly direction on the A259 and after approximately 2 miles, turn left into Sea Road, signposted for Winchelsea Beach. Proceed for about 1.5 miles and turn left just after The Ship café/bar into Willow Lane, which in turn leads into Harbour Farm. No 12 will be found towards the end in the far right hand corner.

Approximate Gross Internal Area = 66 sq m / 713 sq ft



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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