

PHILLIPS & STUBBS



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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 Winchelsea Farm Kitchen comprising a grocery and tea/coffee shop, 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).

Forming a semi detached house presenting part ragstone elevations with colour washed and tile hung upper elevations beneath a pitched tiled roof. The property requires a degree of updating.

Front door into the **entrance lobby** with quarry tiled floor, built in cupboard. Inner door to the **main hallway**, stairs to the first floor with cupboard under.

Living room window to front, picture rail, built in shelving and cupboards. Double doors to the conservatory. **Conservatory** with sliding door out to the rear garden and terrace. **Dining room** fireplace (sealed) picture rail, window to side. **Kitchen** fitted with a range of built in units incorporating a 4 ring gas hob with extractor fan, double oven, one and a half bowl sink unit, two windows to the rear. Appliance spaces. **Rear lobby** with built in cupboard housing the gas fired boiler, door to garden. **Cloakroom** comprising w.c and wash hand basin.

First floor landing with window to side, hatch to loft space, built in airing cupboard. **Bedroom 1** window to rear built in cupboards, wash hand basin. **Bedroom 2** window to front, built in cupboards with views across to the valley to Udimore, built in wardrobes. **Bedroom 3** window to rear, built in cupboards. **Bedroom 4** window to front, built in double cupboard. **Family bathroom** panelled bath, wash hand basin, bidet, window to side. **Separate w.c**, window to rear.

Outside: Gated driveway with off road parking for 3-4 cars. The front garden is partly enclosed by a ragstone wall. To the rear there is a detached single garage and outhouse currently used as a utility room/store. The rear garden has an area of lawn with an arched leading through to a terraced garden with a small ornamental pond.

Directions: On entering Winchelsea via the Strand Gate, proceed along the High Street passing the church on your left. As the road bears to the left, carry straight on to the side of the New Inn. At the T-Junction with the A259 Rectory Lane, turn right and the entrance to Westaway will be seen after a short distance on your right.

Local Authority – Rother District Council- Council Tax Band D
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 74Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £625,000 freehold

Westaway, Rectory Lane, Winchelsea, East Sussex TN36 4EY

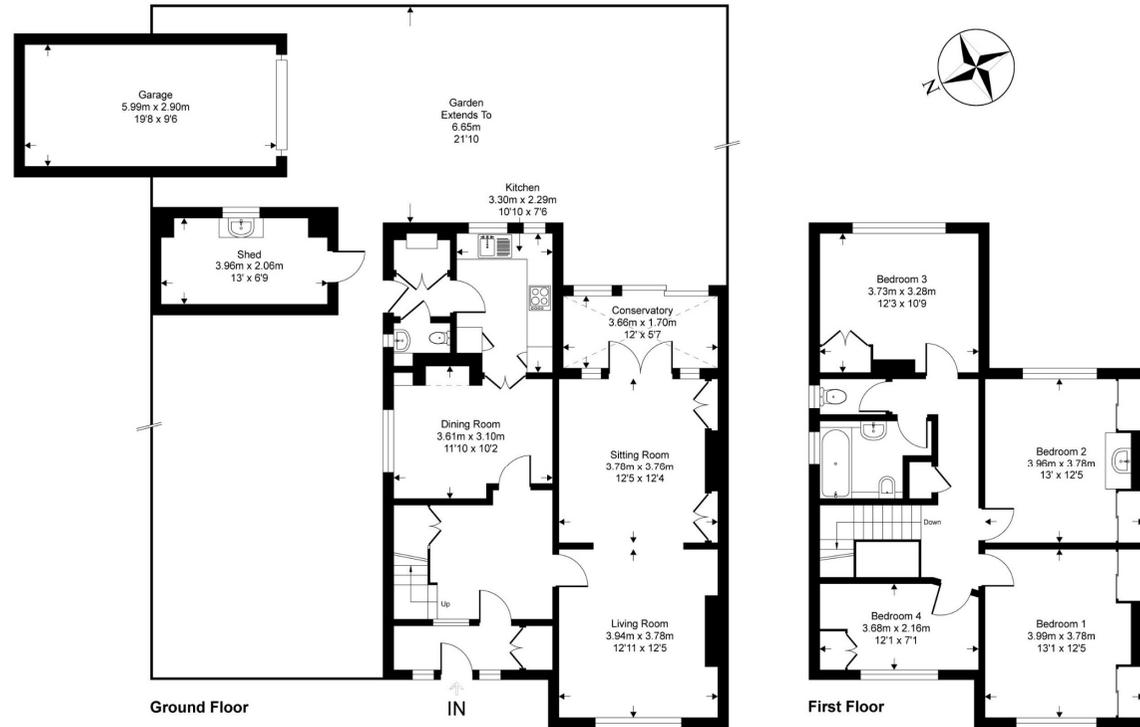


A substantial four bedroom semi detached house with far reaching views to the front and benefitting from off road parking and a detached single garage.

- Entrance lobby • Entrance hall • Living room • Dining room • Conservatory • Kitchen • Rear lobby • Cloakroom
- First floor landing • 4 bedrooms • Family bathroom • Separate wc • Gas heating • Part secondary glazing • EPC rating D
- Front garden • Off road parking • Detached single garage • Utility/store • Rear garden and terrace

Rectory Lane

Approximate Gross Internal Area = 149 sq m / 1601 sq ft
 Approximate Garage Internal Area = 17 sq m / 187 sq ft
 Approximate Outbuilding Internal Area = 8 sq m / 88 sq ft
 Approximate Total Internal Area = 174 sq m / 1876 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.

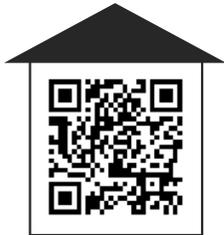
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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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