

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is quietly situated close to the shingle beach and Rye Harbour Nature Reserve, a large part of which is a site of special scientific interest (SSSI) and a special protected area (SPA). From the property there are views to Cliff End; a favoured spot for fossil-hunters as the cliffs and foreshore are comprised of layers of sandstone and clay, deposited during the Early Cretaceous epoch, approximately 140 million years ago. The village of Winchelsea Beach has facilities including a general store with post office, butchers, delicatessen, public houses/restaurant. There is also a fish and game store, active community association and village hall. 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. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing and walking in the surrounding countryside.

A well presented ground floor apartment forming part of a purpose built block of brick construction. Please note that the photographs of the beach are taken from the sea wall and not from the property.

Tenure: Long leasehold of 999 years from 1972. A share of the freehold transfers with the sale. The terms of the lease prohibit some forms of letting, including holiday lets. Service Charge: We are advised it is currently £70 per month (TBA).

Flat 2 is situated in the left-hand block of three, nearest the sea, and is accessed via a path leading up to a communal entrance door and hallway. A private front door opens into a central hallway, which has a built-in storage cupboard and airing cupboard housing a hot water cylinder.

#### Living/Dining Room

Large window to rear providing views along the coast to Cliff End. Glazed door to paved terrace and communal garden.

#### Kitchen

The fully tiled kitchen has a window to the side and is fitted with contemporary high gloss Poggenpohl units comprising cupboards and drawers beneath wood effect work surfaces with an inset stainless steel sink, an electric cooker point, space for a fridge freezer and plumbing for a washing machine.

#### Bedroom 1

Large west facing window providing views along the coast towards the cliffs at Fairlight. (Currently being used as a second sitting room).

#### Bedroom 2

A small double bedroom with a window to the side aspect.

#### Shower Room

Contemporary white fittings comprising a double shower cubicle, a close coupled w.c and a wall mounted wash basin.

#### Outside:

The property is approached from Dogs Hill Road via a communal driveway leading to a large off-road parking area with access to the garaging. The flats at Vue Gris Nez benefit from generous communal grounds with areas of lawn immediately surrounding the three blocks, whilst to the rear is a large shingle beach area. No 2 has a paved terrace with open views along the sea wall towards the cliffs at Fairlight. In addition, there is a fenced communal waste bin area and clothes drying line. The single garage forms one of a block.

Guide price: £235,000 Long leasehold plus share of freehold

2 Vue Gris Nez, Dogs Hill Road, Winchelsea Beach, East Sussex TN36 4LX



A well presented, light, ground floor purpose-built apartment situated in communal beach scape gardens adjacent to the sea wall and beach with coastal views to the cliffs at Fairlight.

- Communal entrance hall • Hall • Living/dining room • Modern kitchen • Two double bedrooms
- Contemporary shower room • Fully double glazed • Electric heating • EPC rating E
- Private terrace leading out to large communal garden • Garage • Communal parking

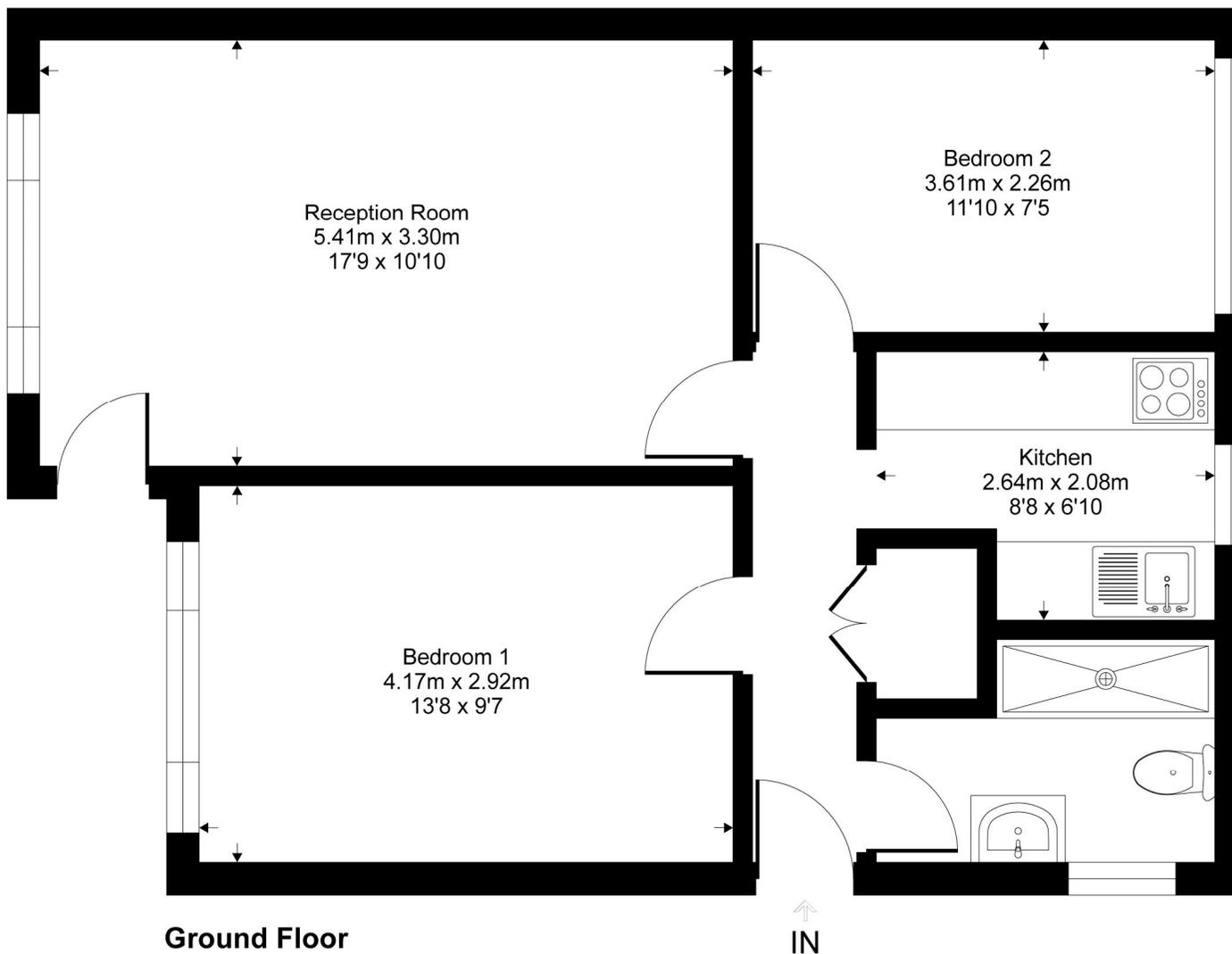


Local Authority: Rother District Council. Council Tax Band B  
Services: Mains water, electricity and drainage.  
Predicted mobile phone coverage: Vodafone, Three and 02  
Broadband speed: Superfast 53 Mbps available. Source Ofcom  
Sea and river food risk summary: Very low risk. Source GOV.UK

Directions: Leave Rye on the A259 heading towards Hastings and continue for about two miles. Turn left opposite the caravan sales garage into Sea Road, signposted Winchelsea Beach. Continue for about one mile into the centre of the village and bear left opposite the Co-operative store into Dogs Hill Road. Vue Gris Nez will be found towards the end on your right just before reaching the sea wall.

# Dogs Hill Road

Approximate Gross Internal Area = 56 sq m / 604 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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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](http://www.phillipsandstubbs.co.uk)