



SUNRISE COTTAGE, GERMAN STREET,
WINCHELSEA, TN36 4EN

ANDERSON
 HACKING

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GUIDE PRICE £415,000

A central Grade II listed Georgian mid terrace house providing 5 bedrooms, 2 bathrooms, and 2 reception rooms situated in a prominent position, within the Ancient Cinque Port Town of Winchelsea.

- Hall / Dining Room
- Living Room
- Kitchen
- Cloakroom / WC
- 2 x First Floor Double Bedrooms
- 2 x Ensuite Bathrooms
- Separate First Floor WC
- 2 x Second Floor Double Bedrooms
- 1 x Single Bedroom/Dressing Room / Study
- Private Courtyard Garden
- Central Town Location

Description: Sunrise Cottage is an attractive Grade II listed central town house set on German Street with fine views looking over St Thomas's churchyard and beyond to the sea, while being within walking distance of all Winchelsea amenities including shop, primary school, pub, cricket club, and St Thomas's church. The property is of traditional brick and timber frame construction, with painted brick front elevation and tile hung rear elevations beneath a hipped and mansard tiled roof, with a mix of timber casement windows.

The property is approached from German Street with a front entrance door with flat hood porch above, that opens into a hall / living room with corner open fireplace (currently not in use) and a front casement frame window. A door leads from the living room into a dining room again with front facing window and cast iron fireplace (currently not used) and at the rear of the room a door through to a kitchen fitted with a range of white wall and base units with laminate worktops, and stainless steel sink and drainer. There is space for an electric cooker and fridge / freezer.

An inner hallway and stairwell is accessed from the living room with access to a ground floor cloakroom /WC and also a rear glazed porch leading out to the courtyard garden. A wide staircase leads from the hallway up to a first-floor landing providing access to two double bedrooms both with front facing windows. The first bedroom is accessed via a small bathroom with blue panel bath and washbasin. The second bedroom is accessed direct from the landing and has a period cast iron fireplace with mantel piece surround while a connecting door leads to an ensuite bathroom with yellow panel bath and wash basin that can also be accessed from the landing.





A separate WC is also accessed from the landing while a further staircase leads from the blue bathroom above the first flight of stairs leading up to a second-floor landing off which are a further three bedrooms. The first is double bedroom enjoying front facing window and pedestal washbasin, while the next bedroom is a single bedroom / dressing room with rear facing window off which is access to the fifth bedroom which is another double with front facing window. Externally the property benefits from a small strip front garden below the ground floor windows while at the rear is a paved courtyard garden with corner (former Privy) brick constructed store shed.

The property is presented in a fair but now very unmodernised decorative order with scope for potential purchasers to make major updating improvements.

Situation: Sunrise Cottage is situated within the historic town of Winchelsea which is laid out on a 13th Century grid pattern around the central church St Thomas. This pretty, small town benefits from a village store and post office, The New Inn public house as well as cricket club, village hall, and the central St Thomas's church and primary school. Nearby is the ancient Cinque Ports town of Rye, with its ancient cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 30 miles distant offering a wider range of shopping and recreational facilities, while closer to the west is the historic town of Hastings with its seafront and promenade. Inland are the market towns of Tenterden and Ashford with main line station to London and Europe as well as the McArthur Glen designer outlet retail park. Leisure activities near Winchelsea offer a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

Schools: There are several highly regarded schools in the area including Vinehall, St Ronan's, Claremont, Buckswood, and Benenden. Winchelsea benefits from St Thomas's primary school and nearby Rye offers a number of pre-nursery, primary and secondary school.

Travel and Transport: Winchelsea benefits from an hourly bus services on the Hastings to Folkestone route that goes through the town. There is also a train service from Winchelsea station, approximately 0.5 miles from the bottom of Ferry Hill on the Brighton to Ashford International line with connecting high speed services from Ashford for London St Pancras (37 minutes) and the Eurostar. Nearby the M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

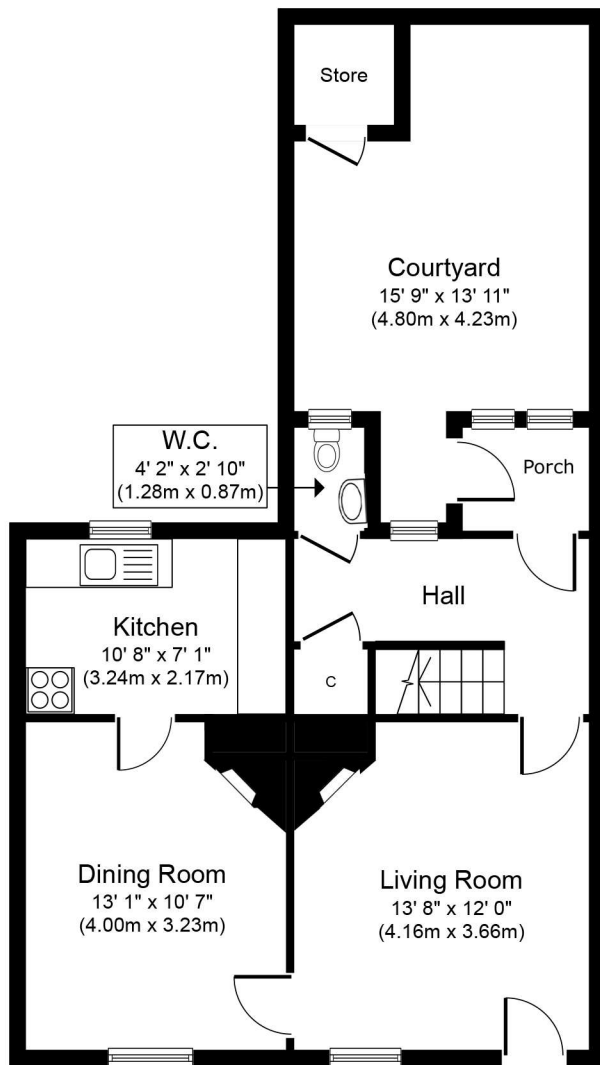


General Information:

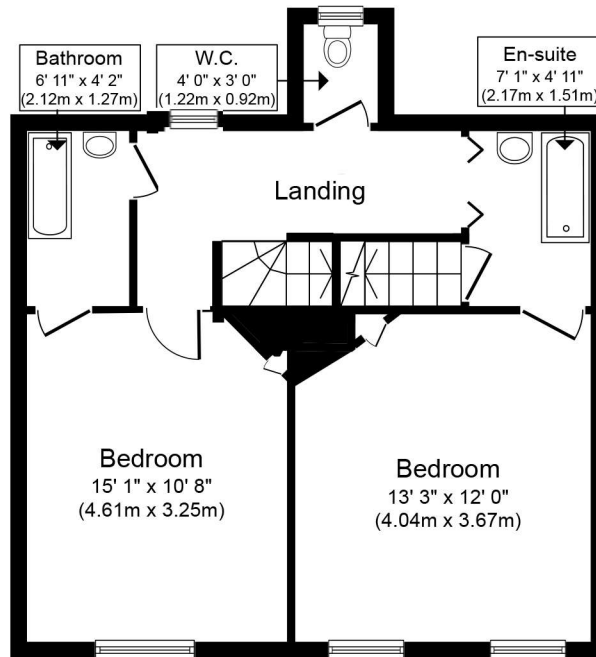
- Services:** Mains Water, Mains Drainage, Mains Gas and Electricity
- Broadband Speed:** Up to 500 Mbps (source Uswitch)
- Mobile Coverage:** 3G/4G on 3 Mobile, EE, Virgin Mobile, Vodafone ,O2
- Council Tax:** Currently Band E
- Local Authority:** Rother District Council
- Tenure:** Freehold
- Viewing:** Strictly by appointment with Anderson Hacking Ltd

Directions: From Rye proceed on the A259 Hastings Road for approximately 3 miles, turn left up The Strand and proceed through the Strand Gate and head up High Street, bearing left onto German Street where Sunrise Cottage will be found nest door to the New Inn.

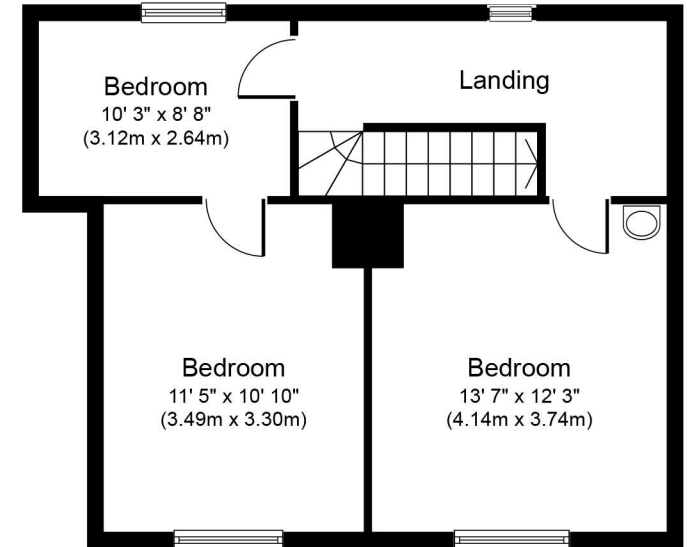
Gross Internal Area : 1,492 sq. ft. (138.6 sq. m.)



Ground Floor
Approximate Floor Area
506 sq. ft.
(47 sq. m.)



First Floor
Approximate Floor Area
490 sq. ft.
(45.5 sq. m.)



Second Floor
Approximate Floor Area
496 sq. ft.
(46.1 sq. m.)

Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: June 2024 Photographs Dated: May 2024



TEL: 01797 224852

info@andersonhacking.com