



SPARROWS DEN, PETT LEVEL ROAD, WINCHELSEA BEACH,
EAST SUSSEX, TN36 4ND

ANDERSON
HACKING

SPARROWS DEN, WINCHELSEA, BEACH, TN36 4ND

A unique set back from the road detached 4 bedroom, 3 bathroom, bungalow with a further two detached holiday chalets set within a five minute walk down to Winchelsea Beach and the Rye Harbour Nature Reserve. Perfectly located for holiday pursuits.

GUIDE PRICE £915,000

Bungalow

- Large double aspect Living Room
- Large Dining Room
- Fully fitted Kitchen with Integrated Appliances
- Utility Room
- Four Double Bedrooms (one with ensuite shower/WC)
- Shower Room/WC
- Family Bathroom
- Gas Central Heating & Hot Water
- Private Front and Rear Gardens
- Large Gravel Driveway providing Ample Parking

Chalet 1

- 2 Double Bedrooms (both with ensuite bathrooms)
- Open Plan Kitchen / Living Room
- Utility Room / WC
- Available to Occupy for 10.5 months per annum

Chalet 2

- 3 Double Bedrooms
- Family Bathroom
- Open plan Kitchen / Living Room
- Utility Room
- Boot Room
- Available to Occupy for 10.5 months per annum





The main bungalow is accessed via a rear entrance door that opens into a boot room / hallway off which is a bedroom with ensuite shower room/WC. A stepped access leads from the hallway into a utility room with plumbing for washing machine and tumble dryer and this then leads through to a well-appointed Wren fitted kitchen with grey gloss units with wood effect laminate worktops. The kitchen is well fitted with stainless steel sink, 5 ring gas hob with extractor hood above, integrated microwave, double oven, fridge and dishwasher. Beyond the kitchen is a generous dining room with ample space for a large dining table as well as sofa and chairs at one end and this then opens via French doors into a large living room with double aspect windows and French doors opening out to the garden. The remaining bedrooms are accessed from an inner hallway off the dining room providing access to a further 3 double bedrooms, a family bathroom with walk in shower, panel bath, pedestal washbasin and close coupled WC. There is also a further shower room with walk in shower, washbasin with vanity unit below and WC with boxed in cistern.

Externally the property benefits from generous grounds with artificial lawn gardens either side of the bungalow and a timber decked and paved seating area at the side of the bungalow. At the rear of the bungalow is a further large timber frame store shed with two sets of double doors. We note that there is a pedestrian gate in the rear timber fence leading out onto Windsor Way which the property has a right of access along. The property is presented in fair to good decorative order throughout and offers flexible accommodation with the opportunity for running a small holiday let business being ideally situated close to Winchelsea Beach.

Situation: Sparrows Den is situated back off Pett Level Road within Winchelsea Beach in a quiet location and benefits from being within 3 minute walk down to Winchelsea Beach and Rye Harbour Nature Reserve. Within Winchelsea Beach there is 2 pubs, a co-op supermarket, a fish and chips and pizza takeaway, a beach café and local butchers shop. The ancient Cinque Ports town of Rye is within 3.5 miles, with its pretty cobbled streets and period buildings which offer shops, recreational and cultural facilities. The historic town of Hastings (8 miles) provides further shopping and benefits with its seafront and promenade. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs, as well as opportunities for walking and bird watching on the local nature reserve.

Schools: There are a number of highly regarded schools in the area including Vinehall, St Ronan's, Claremont, Buckswood, and Cranbrook. St Thomas' Winchelsea Village Primary school is within 1 mile of the property, while Rye offers further nursery, primary and state secondary schools.

Travel and Transport: The 101 Bus Route provides an hourly service to Rye Train Station, which is approximately 3.5 miles away offering direct links to the high-speed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.





Description: Sparrows Den is a detached brick constructed bungalow with UPVC double glazed windows beneath a part pitched tiled roof and part flat felt roof and opposite 2 timber frame chalet bungalows with UPVC double glazed windows, weatherboard elevations and pitched corrugated sheet roofing. The property is approached from Pett Level Road via a set back entrance driveway which accesses a generous gravel off street parking area in between the bungalow and two chalet bungalows providing parking for up to 8 vehicles.

The chalet bungalows have planning for 10.5 months holiday letting use from the 1st March to 14th January the following year.

The first chalet comprises French doors that open into a fitted cream gloss kitchen with laminate worktops, stainless steel sink, gas 5 ring hob with extractor hood above, integrated fridge / freezer, built in microwave and double oven. Beyond the kitchen area is an open plan living space off which are two double bedrooms, the first benefitting from a walk-through dressing room leading to an ensuite bathroom with panel bath, washbasin with vanity unit below and closed couple WC. The second double bedroom has an ensuite shower room with large walk-in shower, pedestal washbasin and closed couple WC. Adjacent to the second bedroom is a utility room /WC with laminate worktops with space and plumbing below for a washing machine and tumble dryer, built in cleaning cupboard, close coupled WC and wall mounted wash basin.

The second chalet is larger and comprises a large open plan kitchen / living room with grey gloss units with laminate worktops, ceramic hob, built in microwave, double oven and integrated fridge freezer. Accessed from the living room is a utility room with laminate worktop, grey composite sink and drainer, with plumbing and space below for a dishwasher, washing machine and tumble dryer. A family bathroom is also accessed from the living room with walk in corner shower, panel bath, close coupled WC and double washbasins with vanity unit below. At the end of the living room is access to a bedroom and beyond through a sliding door a second living room / bedroom off which is a further storeroom currently used as a bedroom. At the kitchen end is access to a rear boot room with back door access out to the garden, as well as access to the master bedroom with walk in wardrobe leading to an ensuite WC.





General Information

Tenure: Freehold

Services: Mains Water (Metered) Mains Drainage, Mains Electricity, Mains Gas Central Heating

Broadband Speed: 76 Mbps (Source Uswitch)

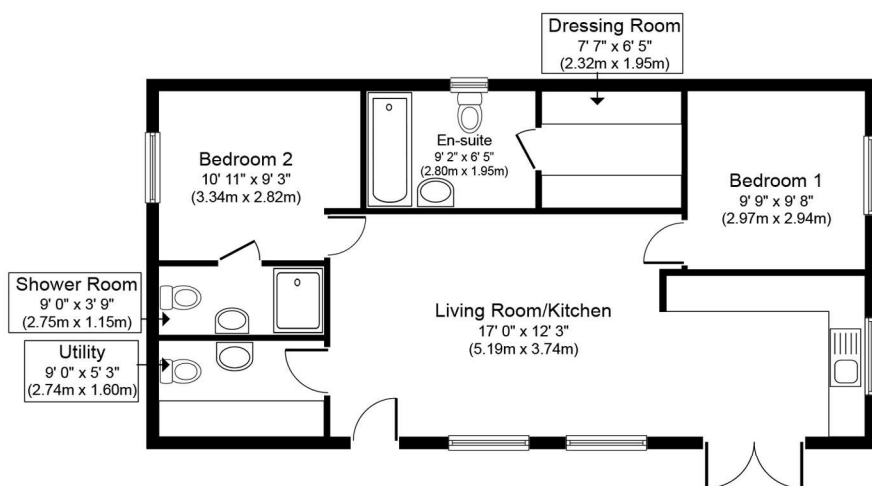
Mobile Coverage: 4G on EE, Vodafone, Three and O2

Council Tax: Currently Band F

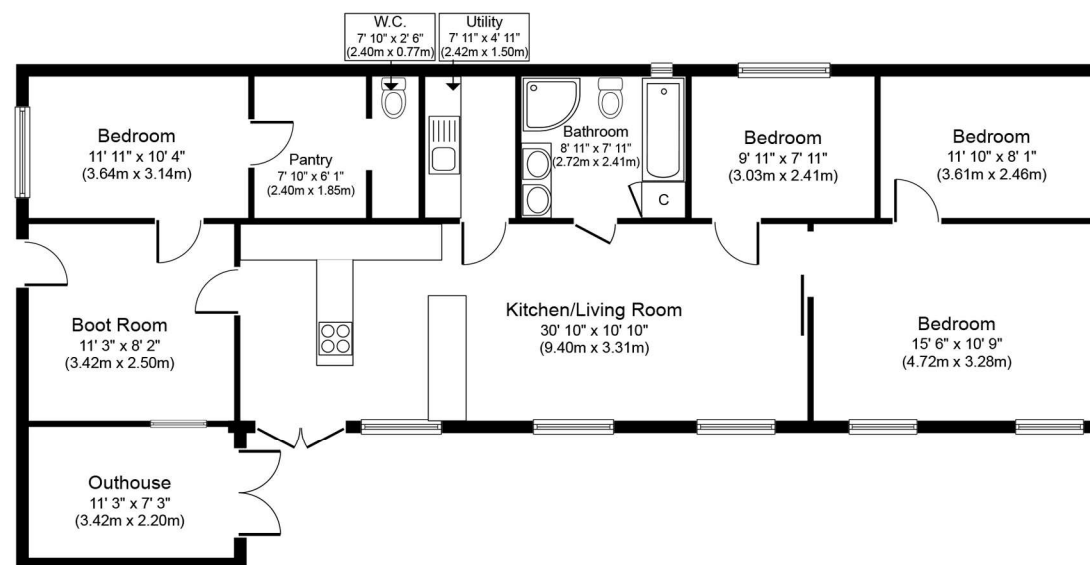
Local Authority: Rother District Council Tel: 01424 787000

Viewing: Strictly by appointment with agents – Anderson Hacking on 01797 224852.

Directions: From Rye proceed out on Winchelsea Road (A259) and proceed for 2 miles then turn left onto Sea Rd and after approximately 1.8 miles, you will see the entrance to Sparrows Den on the right hand side opposite the entrance to Winchelsea Beach Holiday Park.



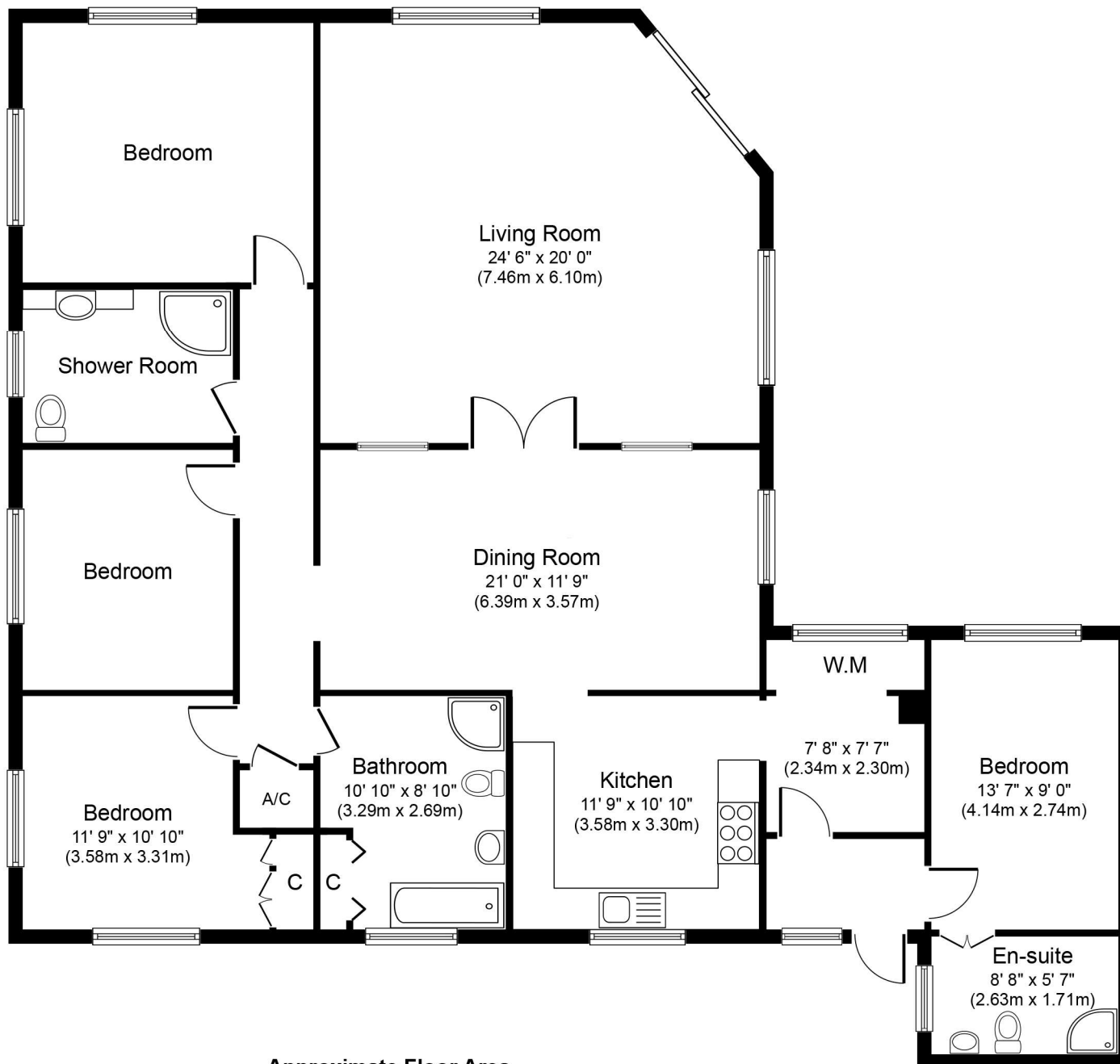
Approximate Floor Area
726 sq. ft.
(67.5 sq. m.)



Approximate Floor Area
1,180 sq. ft.
(109.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Approximate Floor Area
1,553 sq. ft.
(144.2 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

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