

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Attewall is situated in the central 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 Little Shop convenience store, 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 in 37 minutes.

An attached Grade II Listed property, originally forming part of a larger seventeenth century building, later heavily restored in the style of the Arts and Crafts Movement with more recent additions and now presenting mellow brick, part tile hung and colour washed rendered external elevations set with tall casement windows beneath a pitched peg tiled roof. The living accommodation, which benefits from good ceiling heights in most rooms, is arranged over three levels, as shown on the floor plan. From the rear of the property there are widespread views to the sea.

The property is approached via a wrought iron grate opening into a covered passage way linking the front of the property with the rear garden. A panelled front door opens into the front facing dining room with a wood block floor and beamed ceiling. An inner hall gives access to the stairs and a cloakroom with a low level wc and wall mounted wash basin.

The kitchen area has a range of fitted cabinets comprising cupboards and drawers beneath work tops with an inset sink and Belling range cooker with a stainless steel filter hood. An open archway leads through to the breakfast room area which has a large picture window overlooking the rear garden, a beamed ceiling and plumbing for a dishwasher. Adjacent is a practical utility room with stainless steel sink unit, plumbing for washing machine, space for a tumble dryer and fridge/freezer.

The living room has a painted brick fireplace with fitted gas fire and tiled hearth, beamed ceiling and a full height sliding double glazed door with matching panel to one side providing distant views to the sea and opening on to a paved terrace and the rear garden.

On the first floor, Bedroom 1 has a large window providing easterly views to Camber Castle, together with a range of fitted wardrobe cupboards. Bedroom 2 has built-in wardrobe cupboards and a bay window to the rear opening onto a balcony from where there are widespread views to Rye Bay and the Strand Gate. Bedroom 3 has a raised ceiling with exposed timbers, a leaded light window overlooking Barrack Square and a fitted wash hand basin. The shower room has fittings comprising a shower enclosure, close coupled w.c and wash hand basin.

On the second floor, is a below eaves double aspect study/bedroom 4 with views to the sea and back across the town to the church.

Outside: To the front of the property is a gravelled area providing off road parking. The principal area of garden is found to the rear, measuring 75' x 25' approximately. Immediately adjacent to the house is a terrace with an ornamental pond and stone paved pathways leading down the garden with deep herbaceous and shrub borders to either side and a pentagonal summer house at the far end. From the rear boundary is a gate providing access to a further area comprising a dramatic terrace of hanging gardens with chain and stone columns, stone retaining walls and flowering shrubs; this area once formed part of Ellen Terry's Garden when she lived at Tower Cottage, Winchelsea and can be reciprocally accessed by two neighbours.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity, water, gas and drainage.  
Predicted mobile phone coverage: 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK



Guide price: £615,000 freehold

Attewall, Barrack Square, Winchelsea, East Sussex TN36 4EG



An attached Grade II Listed "Arts and Crafts" style property situated within the Conservation Area of the Ancient Town, enjoying distant views to the rear to the sea and Camber Castle.

- Covered passageway • Dining room • Inner hallway • Cloakroom • Living room •
- Open plan kitchen and breakfast room • Glazed utility room • Three bedrooms • Shower room • Study/bedroom 4 •
- Gas central heating • EPC rating E • 100' garden • Off road parking •



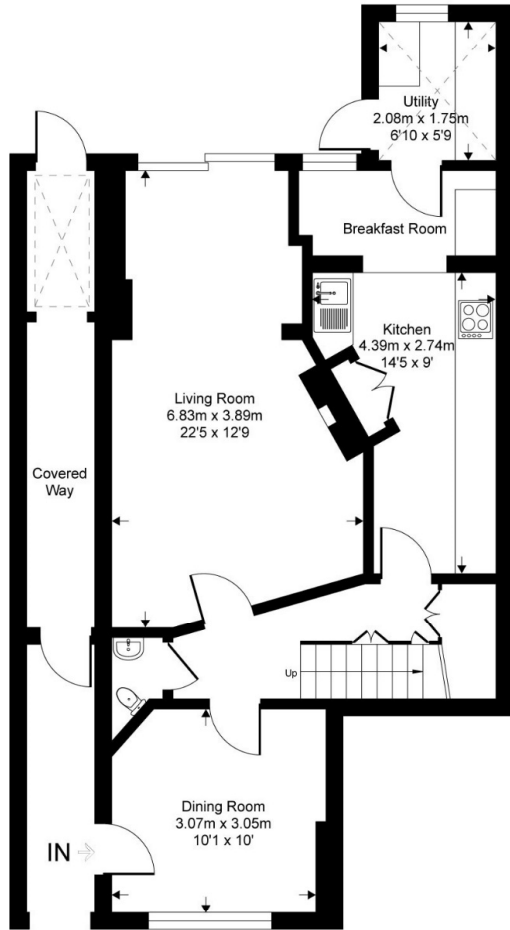


Directions: From Rye, take the A259 in a westerly direction. Pass the turning to Winchelsea Beach and take the next turning left up the hill and proceed through the Strand Gate into Winchelsea Town. Take the first turning on the right into Barrack Square where the property will be seen after a short distance on the right.

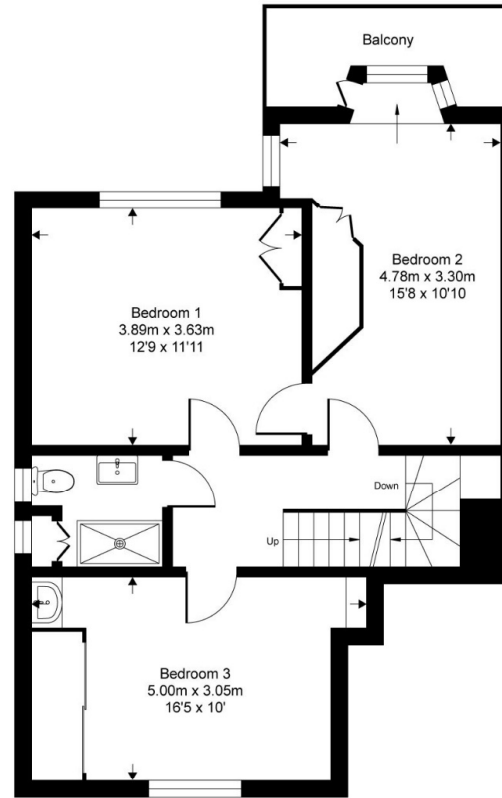


# Barrack Square

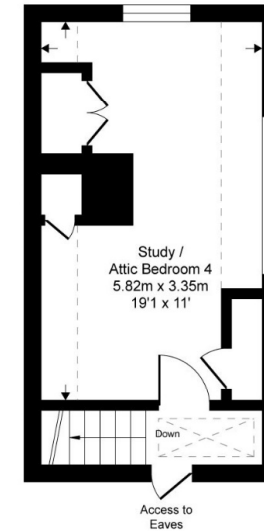
Approximate Gross Internal Area = 134.5 sq m / 1448 sq ft  
Approximate Outbuilding Internal Area = 6.9 sq m / 75 sq ft  
Approximate Total Internal Area = 141.4 sq m / 1523 sq ft  
(excludes restricted head height)



**Ground Floor**



**First Floor**



**Second Floor**

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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