

PHILLIPS & STUBBS



coastal +
COUNTRY



Located in the Conservation Area of the Ancient Town and Cinque Port of Winchelsea, which is one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular, Roman style streets arranged around a giant square and the incomplete cathedral type church of St. Thomas the Martyr with its semi-ruined transept arches. Generally accepted as one of the finest examples of the decorated period in the country the church contains fine carvings, delicate tracery, lofty arches with piers and fluted shafts of Caen stone and marble and magnificent canopied tombs including the famous Alard Tombs. Local facilities include, local shop, public house and primary school, whilst for more comprehensive shopping facilities there is the sister Ancient Town of Rye within 3 miles. Train services from Winchelsea (Limited service) and Rye for Brighton or Ashford which offers a high speed service to London St Pancras with a journey time of about 37 minutes.

A recently refurbished single storey property presenting colour washed rendered elevations set with double glazed windows beneath a pitched tiled roof. The property benefits from having one of the original medieval vaulted cellars (see photograph above).

The accommodation comprises front door into the **main open plan living room** which has a central exposed brick chimney breast with double sided wood burning stove (heating both the living area and kitchen/dining area), engineered oak flooring throughout, window to front and double doors out to the rear garden. **Kitchen/dining room** fitted with a range of base and wall mounted units with 4 ring electric hob with oven under and extractor fan over, space for an American style fridge/freezer, integrated washing machine, tumble dryer and dishwasher. Double doors out to the garden.

Bedroom 1 has a skylight, window to side and door to outside, built in wardrobe. **En suite shower room** comprising shower cubicle, wash hand basin and w.c. **Bedroom 2/study** window to front, hatch to loft. **Bedroom 3** window to side. **Family bathroom** comprising panelled bath with mixer tap/shower. Separate shower over, wash hand basin, w.c.

Outside: To the front there is an attached **single garage** with double doors and window to the rear. The part walled south facing rear garden has been landscaped with a brick terrace and two steps up to a level area of lawn having bordering flower and shrub beds. Side gate onto North Street. Door with staircase down to the **medieval vaulted cellar**, power connected.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Directions: From Rye, proceed westwards on the A259 for approximately two miles go past the left hand turning to Winchelsea Beach, around the right hand bend, then take the first turning on the left to Winchelsea Town. Pass through the Strand Gate archway and take the second turning on the right into Castle Street. Continue to the end of the street where the property will be found on the left hand side.

Price guide: £895,000 freehold

Forge Cottage, North Street, Winchelsea, East Sussex TN36 4HX



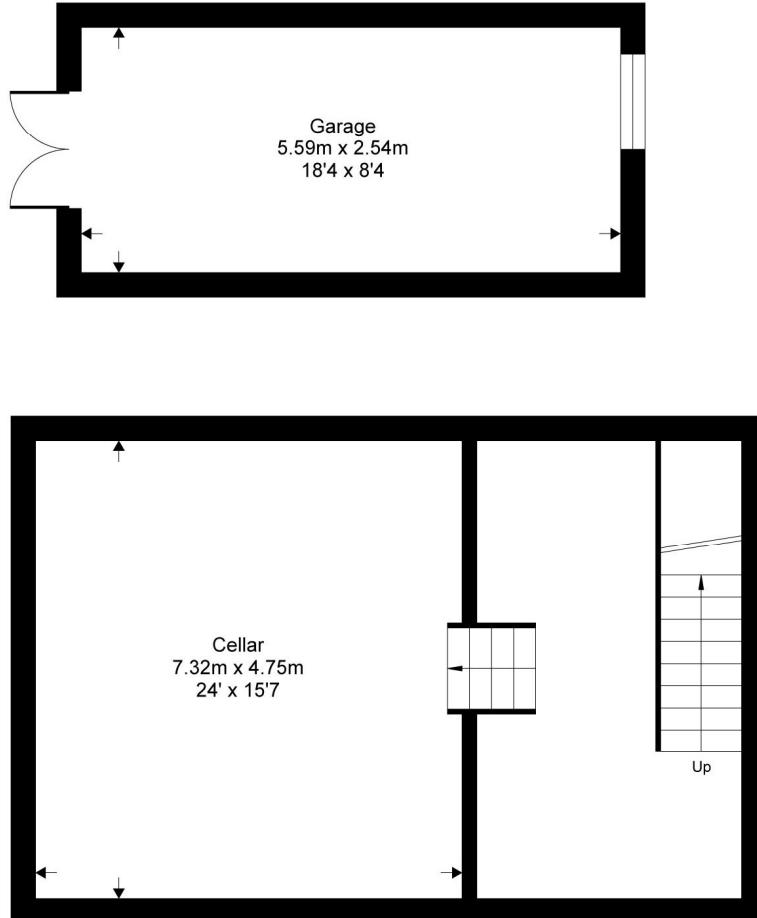
An unusual opportunity to acquire a detached three bedroom single storey property which has been extensively renovated including a south facing rear garden, garage and Medieval vaulted cellar.

- Living room • Kitchen/dining room • Study/bedroom 2 • Bedroom 1 with en suite shower room
 - Bedroom 3 • Family shower room • Gas heating (underfloor heating)
- Double glazing • EPC rating D • Vaulted cellar • Landscaped south facing garden • Single garage

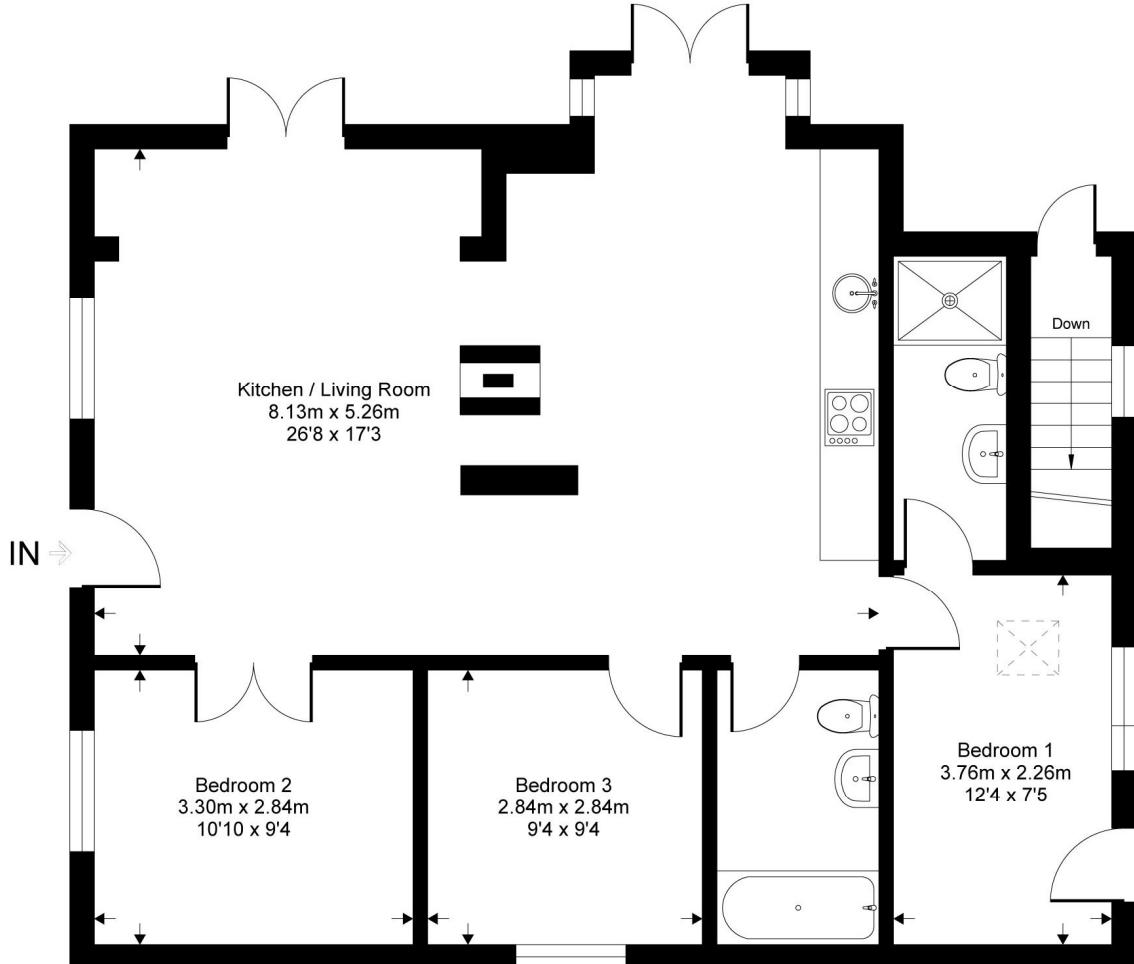


Forge Cottage

Approximate Gross Internal Area = 119.4 sq m / 1286 sq ft
 Approximate Garage Internal Area = 14.2 sq m / 153 sq ft
 Approximate Total Internal Area = 133.6 sq m / 1439 sq ft



Cellar



Ground 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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