1 Moneysellars enjoys far reaching views and occupies an elevated position in the Conservation Area of the Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on the gridiron street plan with wide, regular streets arranged around a giant square and the incomplete cathedral type church of St. Thomas the Martyr. Local facilities include The Winchelsea Farm Kitchen comprising a butchers business, delicatessen and tea/coffee shop together with a primary school, public house and post office/local grocery. For more comprehensive facilities there is the Cinque Port of Rye within 3 miles from where there are train services to Eastbourne and to Ashford International with high speed connections to London (37 minutes) and to the Continent.

Forming a substantial Edwardian town house, forming one of a pair of similar houses, presenting colour washed brick lower and tile hung upper external elevations set with sash windows beneath a pitched tiled roof. The living accommodation is arranged over three floors and retains many original features including fireplaces, sash windows and stripped pine floorboards throughout.

The property is approached through a shared access compromising a stone archway with a wrought iron gate and steps leading up to a partially glazed front door, with canopy above, opening into an entrance lobby with quarry tiled floor and inner door to entrance hall with stairs to first floor with a range of cupboards under housing a washing machine and tumble drier. Living room has a wide square bay window to the front, providing views across the Brede Valley, fireplace with decorative surround.

**Living room**

Dining room two sash windows to the rear, gas fired Rayburn for cooking, full height pine storage cupboards either side of the chimney breast. Open doorway into the kitchen. **Kitchen** fitted with a range of base and wall mounted cupboards incorporating a Butler’s sink, integrated dishwasher, tiled flooring, door to garden. **Cloakroom** quarry tiled floor, w.c, wash hand basin, window to rear.

**First floor landing**, window to rear and stairs rising to the second floor. **Bedroom 1** sash window to the front enjoying far reaching views towards Rye. **Bedroom 2** window to rear, fitted wardrobe cupboards. **Family bathroom** comprising roll top bath, wash hand basin, w.c, heated towel rail, tiled floor, window to front.

**Second floor landing** with doors to bedrooms 3 and 4 plus shower room. **Bedroom 3** dormer window to front and two eaves storage cupboards. **Bedroom 4** dormer window to rear. **Shower room** comprising shower cubicle, w.c, wash hand basin, Velux to rear.

**Outside:** To the front of the property is an area of open plan garden with paved terrace. Access to two useful store rooms. To the rear of the house, is a lower area of lawn with access hatch to cellar. Steps rising to an upper area of lawn. Located on the opposite side of the road to the property is a single garage forming one of a block of four with up and over door. To the rear of the garage there is another area of garden and further storage area beneath the garage.

**Note:** The occupants of number 2 Moneysellars have a pedestrian right of access over the garden of number 1 Moneysellars.
A four bedroom Edwardian town house occupying an elevated position within the Conservation Area of the Ancient Town with stunning, widespread rural views to the front across the Brede valley towards the Cinque Port of Rye.

- Entrance lobby
- Entrance hall
- Living room
- Dining room
- Kitchen
- Cloakroom
- First floor landing
- 2 bedrooms
- Family bathroom
- Second floor landing
- 2 further bedrooms
- Shower room
- Gas heating
- Front garden with paved terrace
- Garden to rear with access to cellar
- Single garage opposite with a further area of garden
- EPC rating E
Directions: From Rye on entering Winchelsea turn left up the hill and through the main Strand Gate, proceed along the High Street with the church on your left and take the third turning on the right, just before The New Inn. Continue down the hill and turn left into North Street where the property will be found on the left.
APPORX. GROSS INTERNAL FLOOR AREA 1654 SQ FT 153.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / OUTBUILDING & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Viewing Arrangements: Strictly by appointment with Phillips & Stubbs

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