RUSH WITT & WILSON



White Fleet Station Road, Winchelsea, East Sussex TN36 4JX
Guide Price £425,000

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

RURAL LOCATION - DECEPTIVELY SPACIOUS HOME WITH POTENTIAL

Rush, Witt & Wilson are pleased to offer a detached chalet style home offering nicely presented and well proportioned accommodation as well as scope to extend / develop, subject to necessary consents.

Arranged over two floors, comprising triple aspect living room, sitting room, dining room, kitchen and utility area, study/bedroom four, main bedroom and bathroom on the ground floor, two further bedrooms and a shower room on the first floor.

Detached garage, further off road parking and good sized garden.

The property benefits from replacement upvc double glazing and oil fired central heating.

For further information and to arrange a viewing please call our Rye office on 01797 224000.

Locality
White Fleet occupies a favoured rural position on the outskirts of the ancient town of Winchelsea abutting and enjoying views over farmland.

Winchelsea offers a range of daily amenities including a general store / butchers /delicatessen, primary school, public house/restaurant and parish church. The railway station is only a short walk with services to Rye and to Ashford where there are connections to London and the continent.

Additional shopping, sporting and recreational amenities can be found in the nearby ancient Cinque Port town of Rye.

At Winchelsea Beach there is access to miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour which forms part of the stunning coastline of the Rye Bay.

Entrance Hallway
Door and windows to front. Spindled staircase rising to first floor. Radiator.

Sitting Room
11'10" x 12'0" (3.61 x 3.66)
Double aspect room with windows to front and side elevations, radiator, open fireplace with inset log burner.

Dining Room
11'11" x 12'0" (3.63 x 3.66)
Window to side elevation, radiator, feature fireplace with attractive pine surround and mantel, connecting door to:

Kitchen
14'6" x 6'7" (4.42 x 2.01)
Extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset single drainer stainless steel sink unit, space and point for electric cooker, space and plumbing for washing machine and dishwasher, space and point for fridge freezer, floor standing oil fired central heating boiler, (all appliances to be included in sale), two windows to rear elevation enjoying a pleasant outlook over the terrace to farmland and beyond, radiator, connecting glazed panelled door to:

Utility Room
8'7" x 4'1" (2.62 x 1.24)
Porthole window to front, glazed panelled stable door to rear, quarry tiled floor, space and point for further freestanding appliances.

Bedroom
11'10" x 11'7" (3.61 x 3.53)
Window to front elevation, radiator, wash-hand basin.

Bedroom / Study
8'9" x 7'8" (2.67 x 2.34)
Window to rear elevation, radiator.

Bathroom
White suite comprising freestanding roll top bath, pedestal wash-hand basin, low level wc, generous wall tiling, radiator, two windows to rear elevation, heated towel rail fitment.

Living Room
24'2" x 12'0" (7.37 x 3.66)
Light and airy triple aspect room with windows to front and rear elevations, further window and double doors to side elevation opening to paved terrace and garden. Two radiators.

First Floor Landing
Stairs rise from Hallway. Skylight to the rear. Useful eaves storage space.

Bedroom
11'4" x 12'10" (3.45 x 3.91)
Window to rear elevation enjoying far reaching rural views towards Camber Castle, feature fireplace, access to eaves storage, radiator.

Bedroom
12'6" x 10'7" max (3.81 x 3.23 max)
Two skylights to rear elevation, built in wardrobe, radiator.

Outside
A five bar gate opens to a hard-standing providing access to detached garage with timber garden shed behind, a pathway extending to the property and further pedestrian access.

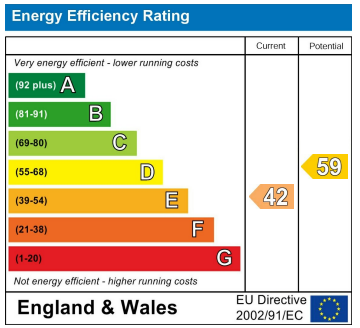
A paved terrace to side to the side of the property is accessed from the Living Room with a further paved terrace to the rear. Pleasant views are enjoyed over farmland towards Camber Castle.

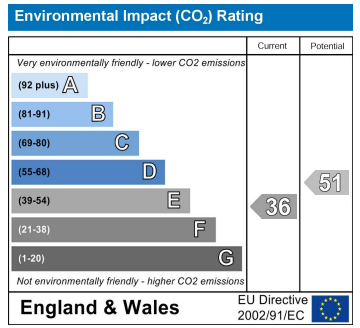
There is a good sized area of lawned garden to the left hand side, with established beds to the front containing a variety of shrubs, plants and seasonal flowers. Oil storage tank. Water tap.

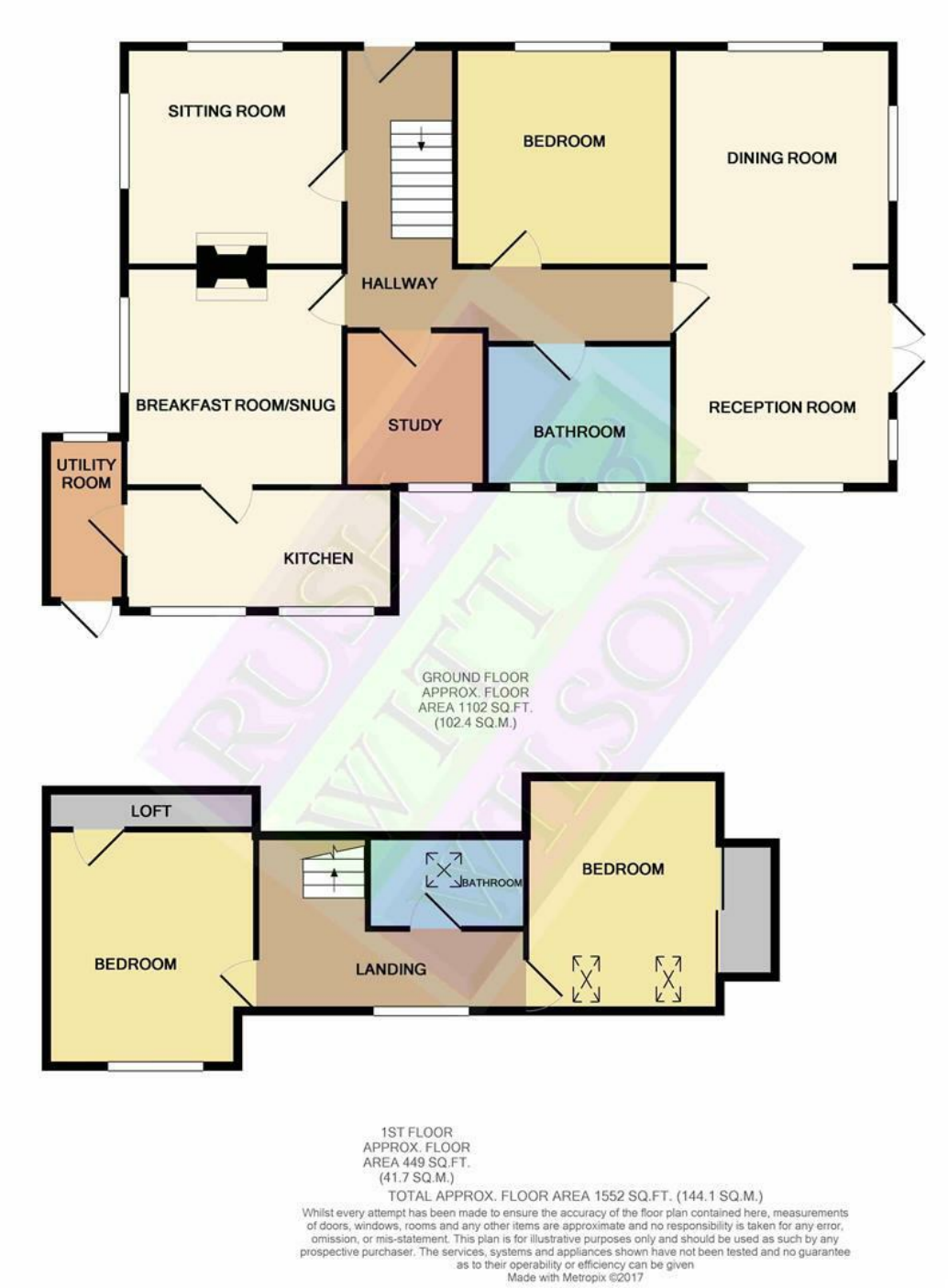
Garage
Up and over door to the front.

Agents Notes
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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