



Castle Cottage

Castle Street, Winchelsea, East Sussex, TN36 4EL

Batcheller
Monkhouse

CASTLE COTTAGE

An exceptionally well-presented period terraced cottage, meticulously refurbished and updated to a very high standard, together with a pretty west-facing walled garden and conveniently situated in the heart of the ancient town of Winchelsea.

Ideal as a permanent home , weekend retreat or 'lock up and leave'.

Ground Floor:

- Entrance Lobby
- Hall
- Cloakroom
- Sitting Room
- Dining Room
- Well-fitted Kitchen

Lower Ground Floor:

- Study/Bedroom 3/ Home Office

First Floor:

- Two Bedrooms
- Large well-appointed Bathroom

Outside:

- Pretty west-facing Garden with rear access to a right of way on foot over a path to Castle Street
- Free parking available

AMENITIES

Castle Cottage is ideally located in the conservation area of the Ancient Town and Cinque Port of Winchelsea, which is famous for its grid-iron street plan and selection of wonderful period houses and cottages. Local facilities include The Winchelsea Farm Kitchen (a delicatessen and local grocery serving coffee), a post office in the Court Hall, and the fine church of St Thomas the Martyr.

For more comprehensive facilities, Rye is about 2.6 miles with a railway station on the Ashford-Brighton line. Ashford has a high speed link to London (37 minutes) and the Eurostar to Europe. Etchingam station on the London Bridge/Charing Cross line, is some 18 miles, Battle station, on the same line, is about 12 miles. Hastings is about 8.5 miles. Sea bathing is available at the nearby Winchelsea Beach and Pett Level.

State and private schools include Winchelsea Primary School (which is adjacent); Rye Community College; Claremont on the outskirts of Hastings and Senior School at Bodiam; Vinehall at Robertsbridge; St Ronan's and Marlborough House at Hawkhurst.

DESCRIPTION

Castle Cottage is an exceptionally well-presented period terraced cottage (not Listed), meticulously refurbished and updated to a very high standard, with new oak panelled interior doors and quality fittings being evident throughout. The elevations are rendered and colour-washed beneath a tiled roof.

In common with many buildings in Winchelsea, this property is subject to minor areas of "Flying Freehold" whereby the ground floor extends beneath parts of the upper floor of the adjoining property.

There is gas-fired central heating and the majority of windows are double glazed.

The main features are:

- Recessed porch with front door to entrance lobby, door to inner hall.
- The delightful sitting room has a handsome marble fireplace with inset gas log-effect fire, cupboard to one side providing space for a television, further walk-in cupboard beneath the stairs for coats and useful storage.
- The dining room enjoys views over the rear garden and has a fireplace (sealed) with decorative white painted surround, cupboard and shelving to one side.
- The exceptionally well-fitted and designed kitchen has marble work surfaces, inset glazed sink, cupboards and drawers beneath with wall cupboards above, stone floor with underfloor heating, integrated washing machine/drier, slim-line dishwasher, double rubbish bin, wine cooler, electric hob with extractor





hood above. Integrated oven, grill and microwave, fitted fridge freezer, electrically operated skylight with control sensor. Door to the garden. There is also a cloakroom with basin and WC.

- From the kitchen, steps lead down to the excellent lower ground floor study/ bedroom 3. This room also provides an excellent space for use as a home office. It has been fully tanked and insulated to the floor and walls. There is a window giving daylight, fitted beech desk unit and extensive shelving.
- The first floor has a landing. Bedroom 1 has a marble fireplace with cupboard above for a television, and built-in wardrobe cupboard.
- Bedroom 2 has a fireplace, pedestal washbasin and a deep wardrobe cupboard (Note: this gives access to the roof space which provides potential for conversion into additional accommodation).
- The large and well-appointed shower room has a walk-in cubicle with power shower, basin, WC, stone floor and partly tiled walls.

OUTSIDE

The west-facing wall and fence-enclosed garden is a particular feature and provides three paved sitting areas with camellias, acers, and an interesting selection of shrubs. There is a pedestrian right of way over the path which runs beside and to the rear of the adjoining property.

DIRECTIONS

From Rye, take the A259 in a westerly direction passing over the River Brede and turn sharply right and then left up Strand Hill, then left into Winchelsea town. Pass through the Strand Gate and take the second turning on the right into Castle Street where the property will be found on the left hand side before the junction with Mill Road.

Additional Information:

Local Authority: Rother District Council, Bexhill-on-Sea.

Telephone 01424 787000. www.rother.gov.uk

Services (not checked or tested): Mains electricity, gas, drainage and water

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX188022

EPC: EPC rating E

GUIDE PRICE £425,000

VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

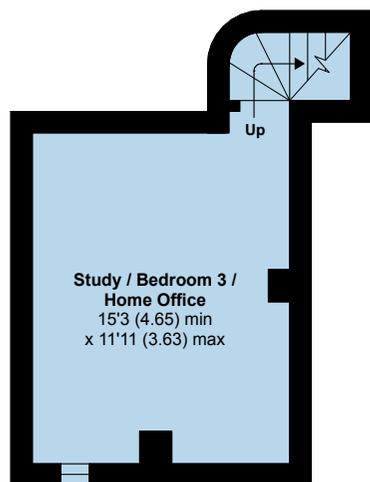
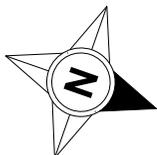
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London
Mayfair Office

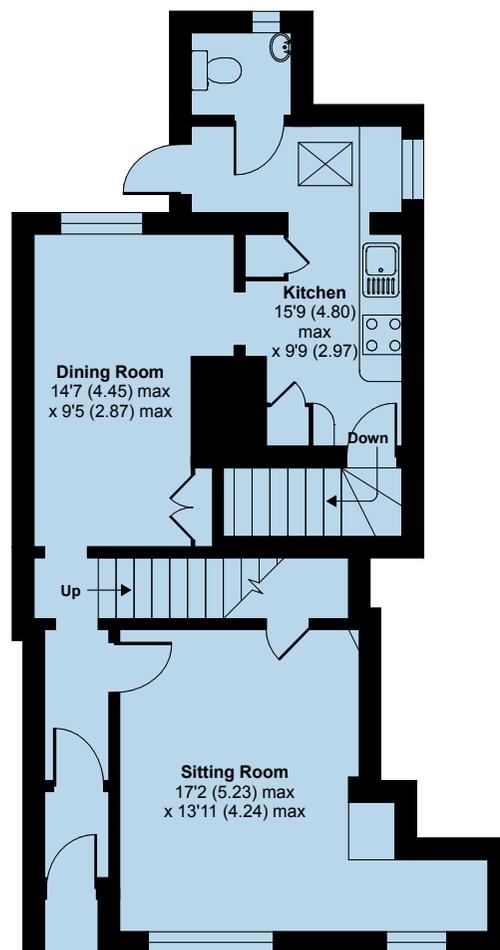
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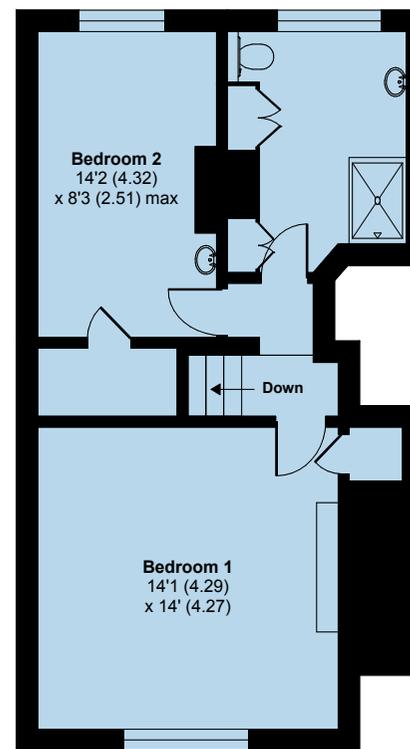
APPROX. GROSS INTERNAL FLOOR AREA 1281 SQ FT 119 SQ METRES



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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