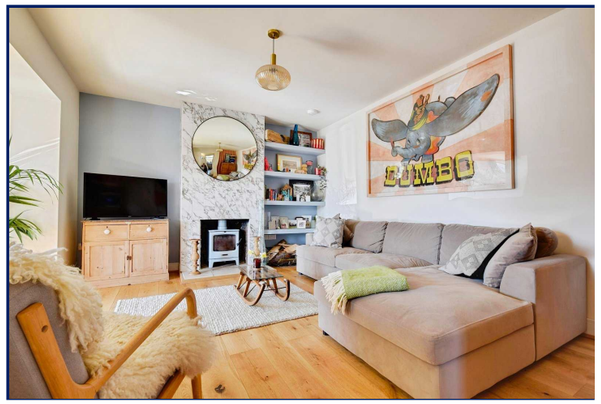
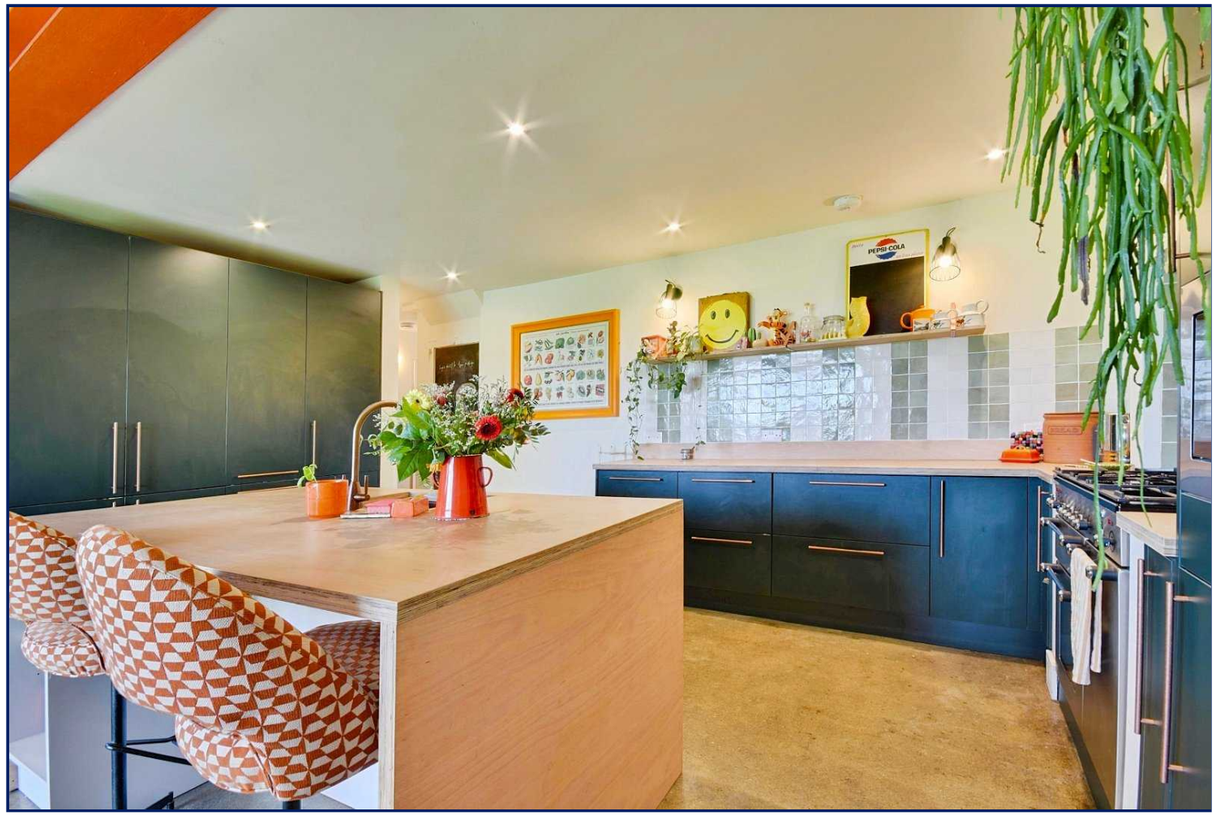
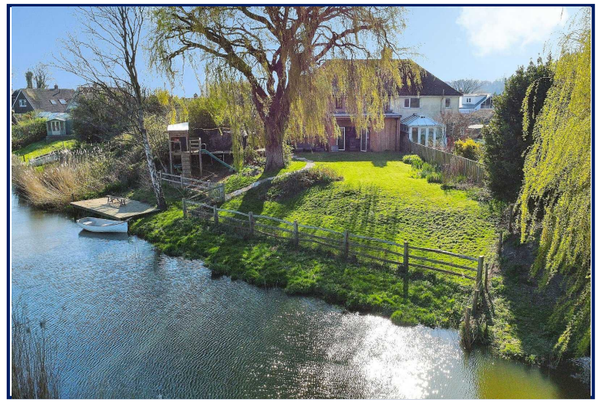




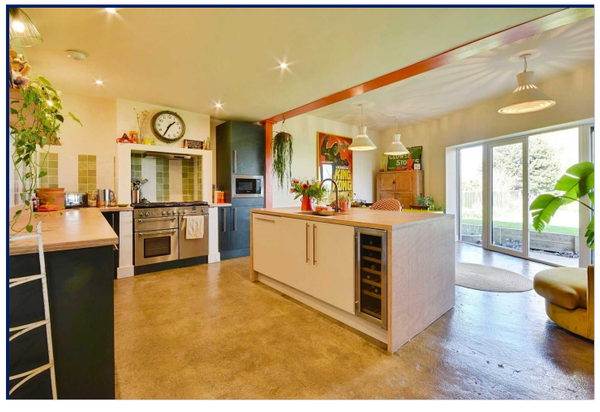












Anderida, Sea Road, Winchelsea Beach, Winchelsea, East Sussex, TN36

Offers in excess of: £650,000
Freehold

Reeds Rains

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Offers in excess of: £650,000 Freehold

Council Tax Band: D
EPC Rating: C

Description
An exceptional and beautifully reimagined riverside residence, Anderida is a substantial semi-detached family home set within an enviable plot, well screened from the road and enjoying a rare sense of privacy and tranquillity. This outstanding property blends the charm of its 1930s origins with striking contemporary design, creating elegant, light-filled accommodation with a refined yet relaxed modern feel. Set within generous grounds, the property enjoys a magnificent rear garden backing directly onto the River Brede, with far-reaching and uninterrupted views across open countryside towards Camber Castle and the historic town of Rye. The setting is both peaceful and picturesque, perfectly suited to those seeking a balance of coastal and rural living. The accommodation is arranged over two spacious floors and has been thoughtfully extended to provide both versatility and style. An entrance porch opens into a welcoming reception hall, where polished concrete flooring and clean architectural lines set the tone for the interiors beyond. The principal reception rooms are both stylish and inviting. The living room, with adjoining snug area, features full-height windows overlooking the front garden, engineered oak flooring, and a wood-burning stove set within a marble-effect surround, creating a warm and sophisticated focal point. A separate study offers an ideal work-from-home space with excellent natural light and a pleasant outlook. At the heart of the home is the impressive open-plan kitchen, breakfast and dining area, designed for both everyday living and entertaining. This striking space features an industrial-inspired design, with dark green cabinetry, plywood work surfaces, and brushed copper detailing. A large central island incorporates a breakfast bar, integrated wine chiller, and sink, while appliances include a stainless steel dual-fuel range cooker. The dining area is flooded with natural light from large glazed doors that open directly onto the rear terrace, creating a seamless connection to the garden. A separate family room enjoys delightful views across the garden and surrounding farmland. Additional ground floor features include a utility room and a well-appointed cloakroom. Upstairs, the sense of space and quality continues.

The principal bedroom enjoys far-reaching rural views and benefits from fitted wardrobes and a stylish en suite shower room. There are three further generously proportioned double bedrooms, served by a contemporary family bathroom finished to a high standard. Outside, a long pebble driveway provides extensive off-road parking and access to a detached single garage. The front garden is attractively landscaped in a coastal style, offering a welcoming first impression. The rear garden is a standout feature of the property. Substantial in size, it is mainly laid to lawn with raised vegetable beds and well-stocked borders filled with a variety of planting, including verbena, hydrangeas, hollyhocks, ornamental grasses and rhododendrons. A mature willow tree adds character, and the garden gently slopes towards the riverbank, where a decked seating area provides a peaceful spot to enjoy the surrounding views along the River Brede. Further features include a garden store and a children's play area with climbing frame and playhouse. In summary, Anderida presents a rare opportunity to acquire a beautifully designed and superbly positioned family home, combining contemporary comfort with timeless character. With its generous accommodation, exceptional riverside garden, and far-reaching countryside views, this is a truly special property perfectly suited to relaxed family living.

Location
Sea Road is one of the most sought-after addresses within the coastal village of Winchelsea Beach, prized for its relaxed seaside atmosphere and close proximity to the shoreline. The road is ideally positioned just moments from the beach, offering easy access to wide stretches of shingle and the ever-changing coastal landscape, perfect for walking, nature watching, and enjoying the fresh sea air. The village itself provides a useful range of everyday amenities, including a local shop with post office, a doctor's surgery, and popular spots such as The Ship Inn Winchelsea Beach and Suttons Fish Shop, both well regarded locally. The nearby Rye Harbour Nature Reserve is within easy reach, offering miles of scenic walking trails and internationally important wildlife habitats. For a wider selection of amenities, the historic town of Rye lies just a short drive away, known for its cobbled streets, independent shops, galleries, and excellent restaurants, as well as a mainline railway station providing convenient access to London and the surrounding areas. Sea Road therefore offers an ideal blend of coastal living and countryside charm, making it particularly appealing for both permanent residence and weekend retreat.

Entrance Hall

Study
7'10" x 5'7" (2.4m x 1.7m)

Living Room
15'2" x 11'8" (4.62m x 3.56m)

Snug
11'7" x 7'10" (3.53m x 2.4m)

Family Room
12'6" x 12'3" (3.8m x 3.73m)



For full EPC please contact the branch.

Kitchen/Dining Room
22'4" x 16'1" (6.8m x 4.9m)

Utility Room

Cloakroom W.C

First Floor Landing

Bedroom One
13'2" x 9'10" (4.01m x 3m)

En-Suite Shower Room W.C

Bedroom Two
11'11" x 9'7" (3.63m x 2.92m)

Bedroom Three
12' x 8'11" (3.66m x 2.72m)

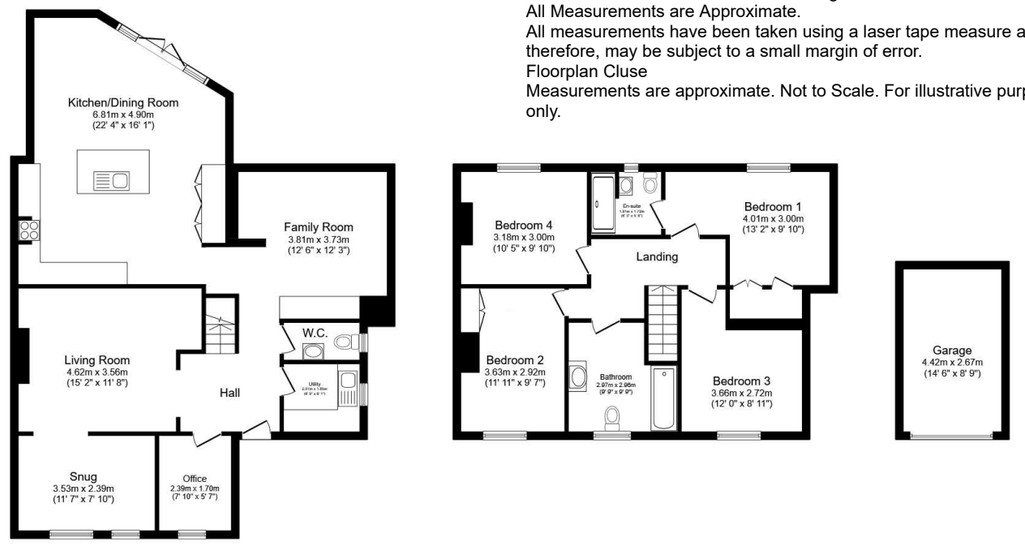
Bedroom Four
10'5" x 9'10" (3.18m x 3m)

Family Bathroom W.C

Driveway
Garage
Rear Garden

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All Measurements are Approximate.
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Cluse
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor
Floor area 102.0 sq.m. (1,098 sq.ft.)

First Floor
Floor area 67.8 sq.m. (730 sq.ft.)

Garage
Floor area 11.7 sq.m. (127 sq.ft.)

Total floor area: 157.9 sq.m. (1700 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Other important information which you will need to know about this property can be found at reedsrains.co.uk