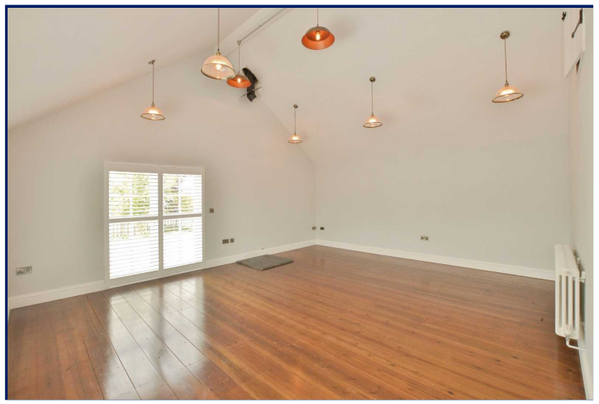




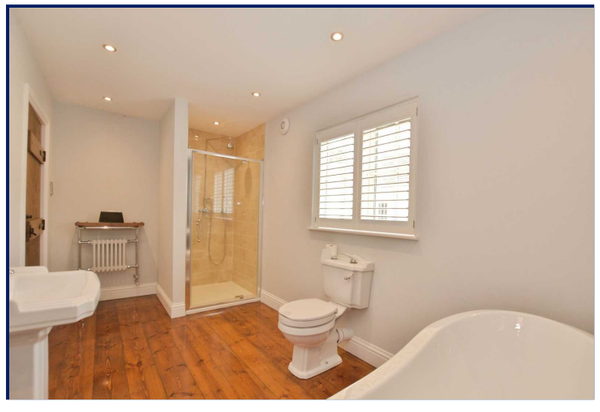












2 Seagull Cottages, Windsor Way,
Winchelsea Beach, Winchelsea,
East Sussex, TN36

Asking Price: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

2 Seagull Cottages, Windsor Way, Winchelsea Beach, Winchelsea, East Sussex, TN36

Council Tax Band:
EPC Rating: C

DESCRIPTION
The accommodation comprises a bright and welcoming living room, two good-sized bedrooms, a fitted kitchen, and a stylish bathroom. Wooden flooring runs throughout the property, creating a clean and cohesive finish, while gas central heating and double glazing throughout the property ensures comfort all year round. Outside, the property benefits from an enclosed garden, providing an ideal space for relaxing, gardening, or entertaining.

LOCATION
Winchelsea Beach is a popular coastal village renowned for its unspoilt shoreline, relaxed atmosphere, and beautiful surrounding countryside. The property is conveniently located within easy reach of the beach, making it ideal for those who enjoy coastal walks, or simply taking in the sea air. Everyday amenities are close at hand, including a Co-op convenience store and Post Office, catering for day-to-day shopping needs. Nature lovers will appreciate the nearby nature reserve, offering picturesque walking routes and excellent opportunities for birdwatching and wildlife spotting. The village is well served by regular bus routes, providing convenient connections to the nearby historic town of Rye, the seaside town of Hastings, and surrounding villages. Winchelsea Beach offers the perfect balance of peaceful coastal living with good access to local amenities and transport links.

Entrance Hall
Opening to Kitchen, opening to living room, storage cupboard housing wall mounted gas boiler.

Kitchen/Breakfast Room
18'10" x 13'4" (5.74m x 4.06m)
The kitchen comprises a range of wall and base units with wooden worksurface over, sink and drainer inset, fitted oven, gas hob, integrated fridge freezer, washing machine, dishwasher, wine chiller, window to rear aspect with plantation shutters.

Living Room
20'3" x 18'8" (6.17m x 5.7m)
Windows to front aspect, double doors to front garden both fitted with plantation shutters.

Inner Hallway
Wooden doors to bedroom one, two and bathroom.

Bedroom One
17'9" x 12'5" (5.4m x 3.78m)
Double doors with plantation shutters leading to garden, door to dressing room.

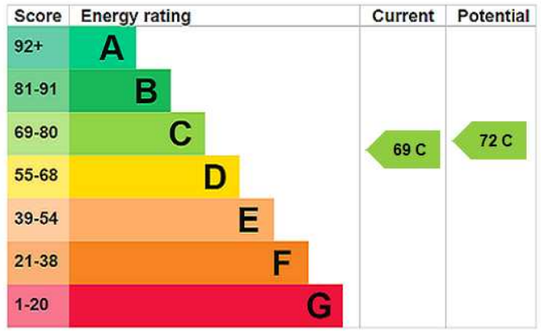
Dressing Room
Fitted clothes storage.

Bedroom Two
14'6" x 8'8" (4.42m x 2.64m)
Double doors with plantation shutters leading to garden area.

Bathroom
14'4" x 7'4" (4.37m x 2.24m)
The bathroom suite comprises a w/c, wash hand basin, tiled shower enclosure, fitted shower with glass door, free standing roll top bath, part tiled walls. Window to rear aspect with plantation shutters. Heated towel rail.

OUTSIDE

Garden
Fence enclosed garden wrapping around the property, with decked areas, lawn and shingle.



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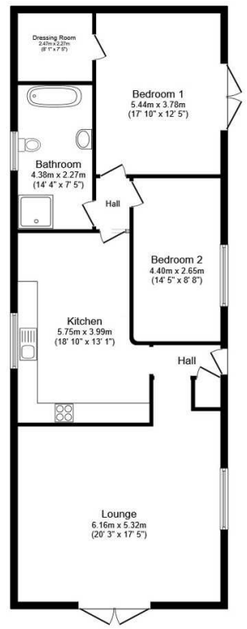
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.





Total floor area 109.6 m² (1,180 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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