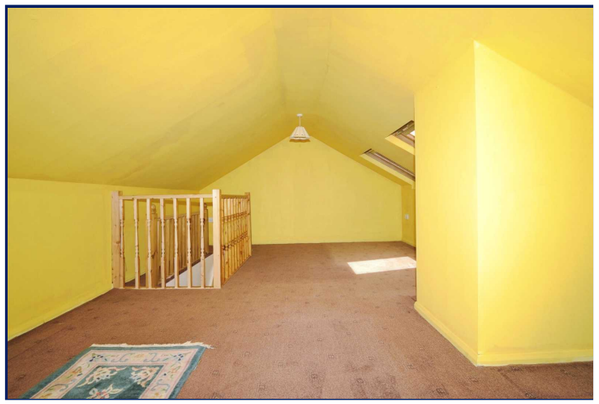




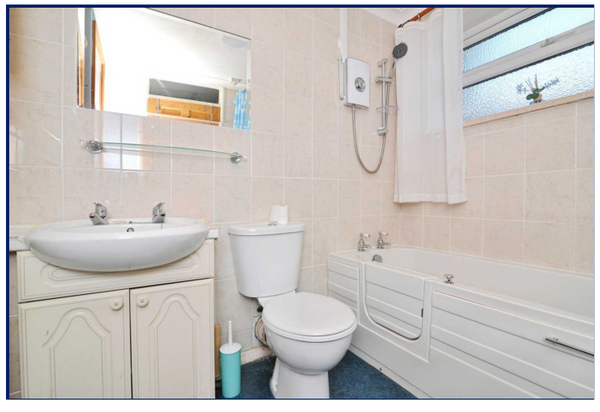












Harbour Farm, Winchelsea Beach,
Winchelsea, East Sussex, TN36

Asking Price: £295,000
Freehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £295,000 Freehold

Council Tax Band: C
EPC Rating: D

DESCRIPTION

A wonderful opportunity to acquire this CHAIN-FREE two-bedroom semi-detached bungalow in the ever-popular coastal village of Winchelsea Beach, offering excellent potential to modernise and create a home tailored to your own style. The property enjoys well-balanced accommodation comprising an entrance hall, a spacious living room, a fitted kitchen, two well-proportioned bedrooms and a bathroom. To the rear, a generous conservatory provides additional reception space, with access to rear garden.
Outside, the enclosed rear garden offers a private setting while the front of the property provides an attractive approach. Further benefits include gas-fired central heating and double glazing.

LOCATION

Situated in the sought-after coastal village of Winchelsea Beach, the property enjoys a convenient position within easy walking distance of a range of local amenities. These include a Co-op convenience store, Post Office and the popular Ship Inn, where you'll also find a local butcher offering fresh produce.
The beautiful beach and the renowned Rye Harbour Nature Reserve are both nearby, providing miles of scenic coastal and countryside walks, making the area ideal for nature lovers, birdwatchers and those who enjoy an active outdoor lifestyle. A regular bus service is available within walking distance, providing convenient connections to the historic town of Rye, the seaside resort of Hastings and the charming villages along the route. Rye offers an excellent selection of independent shops, cafés, restaurants and a mainline railway station with links to Ashford International and beyond.

Entrance Hall

Opening to living room, doors leading to bedroom one, two and bathroom.

Kitchen

8'2" x 8'2" (2.5m x 2.5m)
The kitchen comprises a range of wall and base units with worksurface over, stainless steel sink and drainer, fully tiled walls, space for cooker, washing machine, fridge freezer, wall mounted gas boiler, door to living room.

Living Room

19'1" x 11' (5.82m x 3.35m)
Tiled hearth with wood mantle over gas fire. Stairs leading to attic room, sliding doors to conservatory.

Conservatory

9' x 8'3" (2.74m x 2.51m)
Windows and doors over looking rear garden.

Attic Room

18'3"max x 12'4" max (5.56mmax x 3.76m max)
Two velux windows to rear aspect. Restricted head space.

Bedroom One

13'11" x 9' (4.24m x 2.74m)
Window to front aspect.

Bedroom Two

9'4" x 17'11" (2.84m x 5.46m)
Window to front aspect.

Bathroom

7'3" x 6'1" (2.2m x 1.85m)
Fully tiled walls, the bathroom suite comprises a w/c, wash hand basin, bath with wall mounted shower over, window to side aspect, fitted storage cupboard.

OUTSIDE

Front Garden

Lawn area with path leading to property via wooden access gate.

Rear Garden

Fence enclosed garden with lawn and patio area. Timber shed.

Freehold

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Move South Limited (company number 14729689), registered in England at 8/12 Military Road, Chatham, Kent ME4 4JA. VAT registration no: 437119106

All Measurements
All Measurements are Approximate.

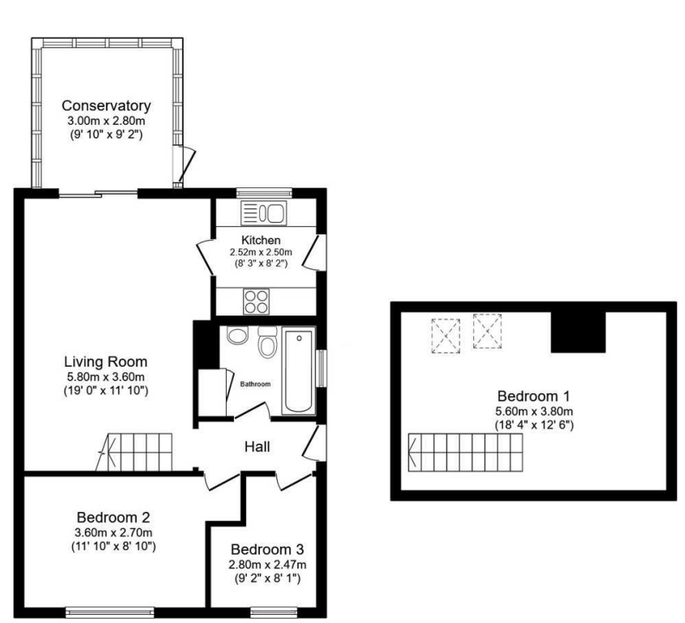
Laser Tape Clause



For full EPC please contact the branch.

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.



Total floor area 84.5 m² (910 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