

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is found at the end of a shared private drive in a rural location surrounded by fields and open countryside. At the top of the drive is Winchelsea railway station from where there is an hourly service to Eastbourne and Ashford with high speed connections to London St Pancras (37 minutes). The Ancient Town of Winchelsea, one of the few examples of a bastide town in England with wide, regular streets arranged around a giant square and the church is about half a mile distant. Local facilities include The Little Shop, a grocery/everyday convenience shop, together with a public house and primary school. For more comprehensive facilities there is the Cinque Port of Rye within 3 miles, famed for its period Citadel, cobbled ways and medieval fortifications. The locality offers a varied range of leisure facilities including both coastal and countryside walks, sailing, fishing and bird watching on the local marshes and Rye Harbour Nature Reserve.

No.2 is a mid terraced cottage just one of four former rail workers cottages with part brick and part painted pebble dash external elevations set with double glazed windows beneath a pitched tiled roof.

Ground Floor

Front door into the entrance lobby with inner door through to the main open plan living space with oak herringbone flooring, fireplace fitted with a woodburning stove which operates the central heating, fitted shelving to alcove.
Stairs to the first floor with cupboard under.

Kitchen/dining room fitted base and wall mounted units with granite worksurfaces, Esse electric cooker, extractor fan, space for fridge/freezer, integrated dishwasher, two windows to the rear and double doors out to the rear garden.

First Floor

On the first floor there are doors to both bedrooms and bathroom. Stairs to attic room/study.

Bedroom I has a window to the front, an Arts & Crafts fireplace with a cast iron grate and decorative surround.

Bedroom 2 also has an Arts & Crafts fireplace with a cast iron grate and decorative surround window to rear with views over farmland.

Bathroom comprising panelled bath with mixer tap/shower attachment, separate walk in shower cubicle, twin sinks set into vanity unit with cupboards under, tiled flooring, window to rear.

Second Floor

Second floor attic room/study which has three skylight windows providing distant rural views across the Brede Valley.

Outside

The property has a right of way and is approached over a long private track giving access only to the terrace of four cottages. There are two parking spaces in front of the cottage with an EV charger as well as an additional allocated parking space opposite. To the rear is the main area of level garden extending to about 70' set down to lawn with cottage flower beds and shrub borders, vegetable beds and to the far end, a decked terrace adjoining open farmland from where there are widespread views over the valley.

£375,000 Freehold

2 Station Cottages, Station Road, Winchelsea, East Sussex, TN36 4JX



A well presented inner terrace Arts & Crafts style cottage approached over an unmade road and occupying a truly rural, yet not isolated, position adjoining open farmland with widespread, far reaching views across the Brede Valley.

- Stunning views • 70 foot rear garden backing onto open farmland • 2 bedrooms and study • Main open plan living space • Kitchen/ dining room • 3 parking spaces to front with EV charger • Solid fuel heating plus immersion heater



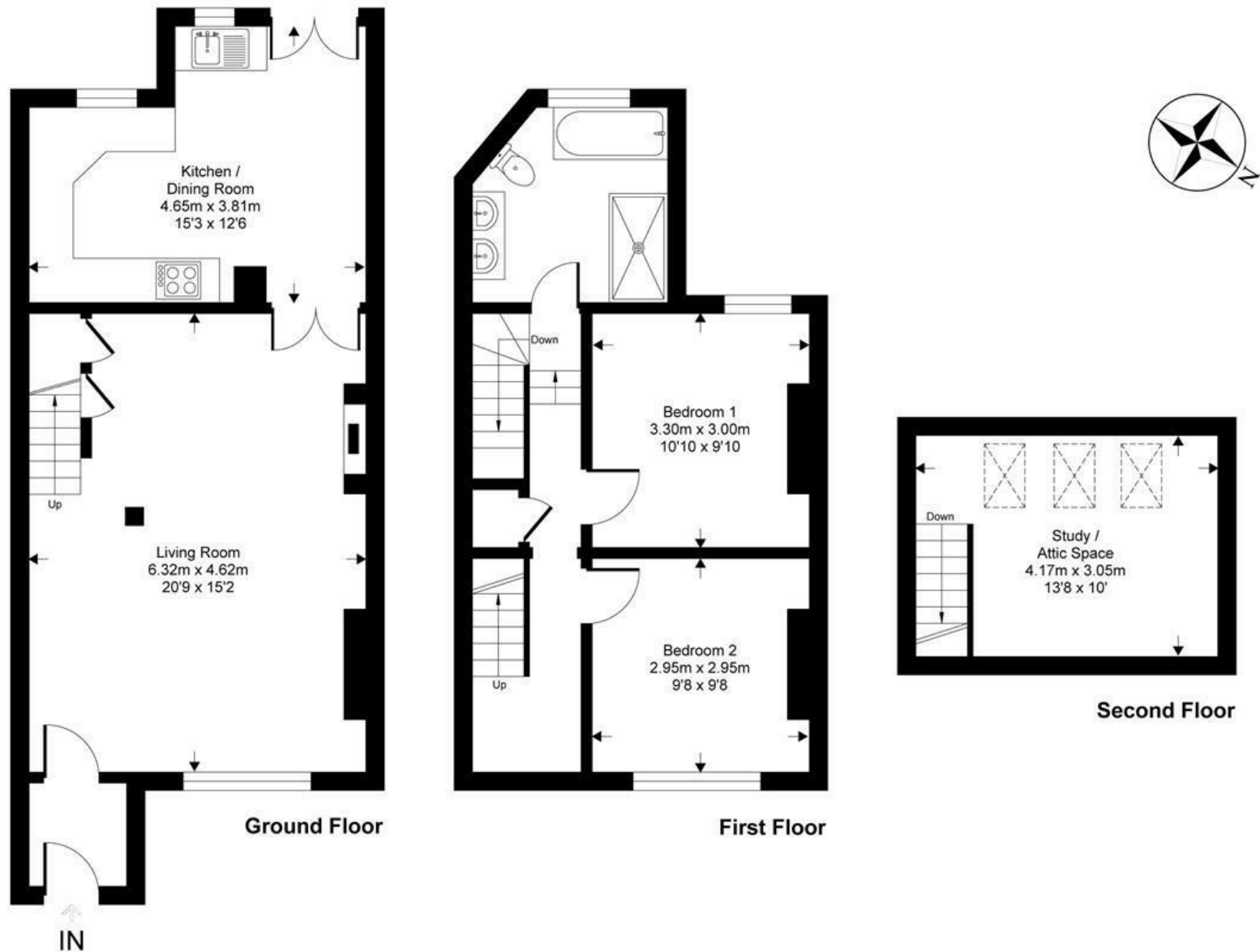
Directions: Leaving Rye, take the A259 towards Winchelsea. Turn right at the foot of Winchelsea hill signposted to Winchelsea Station and Udimore. Continue over the bridge and turn left into an unmade road immediately before the level crossing. The property will be found at the end of this unmade road.

EPC: D

Local Authority: Rother District Council
Council Tax Band: C

Station Cottages

Approximate Gross Internal Area = 96.9 sq m / 1044 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk