

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located in the heart of the Conservation Area of the Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on the grid-iron street plan with wide, regular streets arranged around a giant square and the incomplete cathedral type church of St. Thomas the Martyr. Local facilities include a local convenience shop together with a primary school and public house. For more comprehensive facilities there is the Cinque Port of Rye within 3 miles from where there are train services to Eastbourne and to Ashford International with high speed connections to London (37 minutes) and to the Continent.

Forming a semi-detached Edwardian house of brick lower and white painted rendered upper external elevations beneath a pitched tiled roof.

Front door into the **open plan living/dining room** having a bay window to the front, brick fireplace with gas fire, additional windows to the side and rear. Stairs to the first floor with cupboard under.

**Kitchen** fitted with a range of base and wall mounted units, gas cooker, extractor fan, window to side and door out to the garden.

**Utility room** with space and plumbing for a washing machine, window to side, built in cupboard, door to,

**Cloaks/shower room** comprising shower cubicle, w.c, pedestal wash hand basin, window to rear, gas fired boiler.

**First floor landing** with doors off to 3 bedrooms and family bathroom. Stairs to second floor.

**Bedroom 1** bay window to the front, additional window to side, built in wardrobe.

**Bedroom 2** windows to rear and side, built in wardrobe.

**Bedroom 3** window to side and door out to a roof terrace with views over nearby countryside.

**Family bathroom** comprising corner bath, w.c, wash hand basin and window to side.

**Second floor bedroom 4** having a dormer window to the rear, cast iron fireplace (sealed), eaves storage cupboards.

**Outside:** To the side there are a pair of ornate wrought iron gates leading into the garden and driveway which provides off road parking and access to the detached single garage and adjoining loggia. The main garden is laid to lawn and has steps down to the side kitchen door where there is a paved terrace which leads around to the rear and further small area of garden.

Local Authority: Rother District Council – Tax Band F



Price guide: £675,000 freehold

Saffron Gardens, School Hill, Winchelsea, East Sussex, TN46 4HL



A semi-detached four bedroom Edwardian house within the Conservation Area of the Ancient Town with garden, off road parking and garage.

- Living/dining room • Kitchen/breakfast room • Utility • Cloaks/shower room
- First floor landing • 3 bedrooms (bedroom 3 opens onto a roof terrace) • Family bathroom
- Second floor bedroom 4 • Gas heating • Double glazing • Garden to rear and side
- Off road parking • Detached single garage with adjoining loggia • EPC rating D





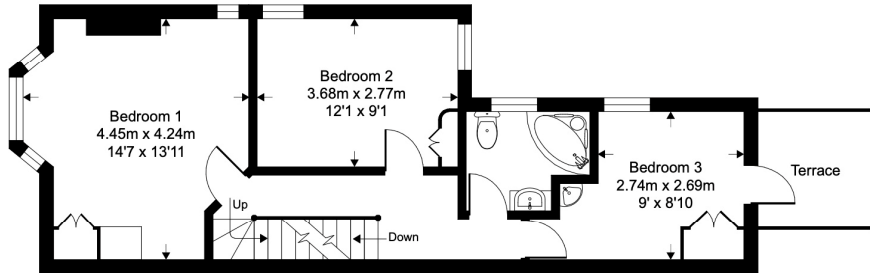
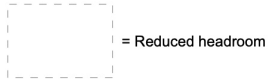
**Directions:** From Rye proceed on the A259 Hastings Road for approximately 2 miles. Turn left up the hill into Winchelsea Town, passing through the Strand Gate. Proceed into the High Street and with the New Inn public house straight in front of you, bear right into Hiham Green. Continue down the hill, crossing Mill Road into School Hill where the property will be found at the left-hand side.

# Saffron Gardens

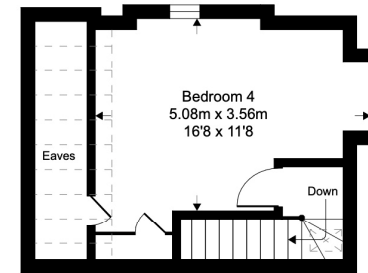
Approximate Gross Internal Area = 121.9 sq m / 1313 sq ft

Garage = 24.2 sq m / 261 sq ft

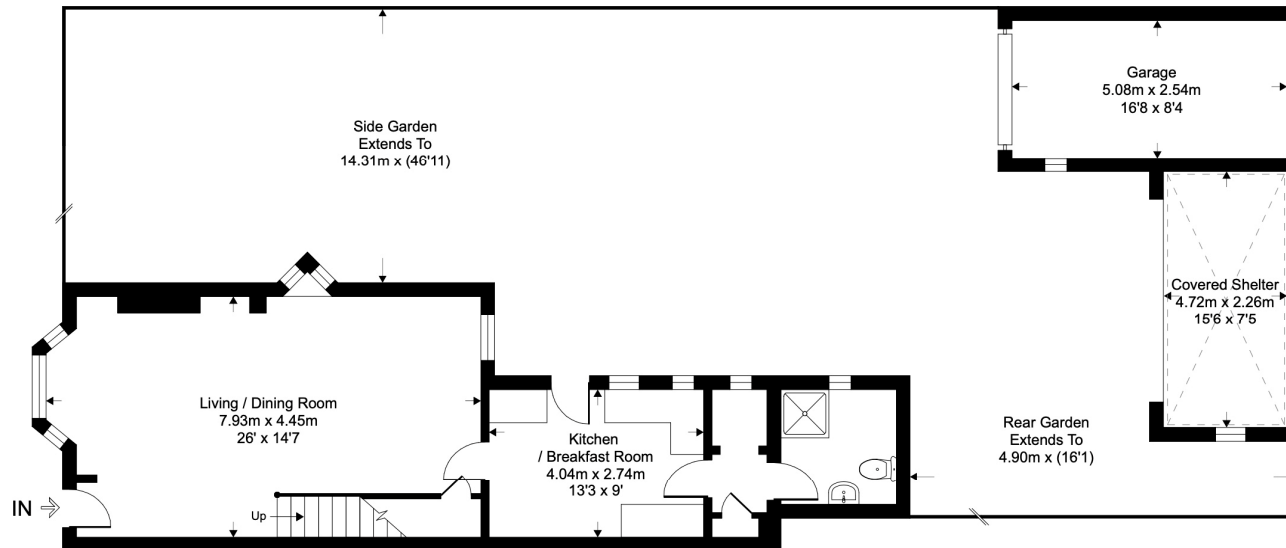
(excludes restricted head height)



**First Floor**



**Second Floor**



**Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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