

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Set back off a no-through road in 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 the Little Shop convenience store, together with a primary school and public house. For more comprehensive facilities there is the Cinque Port of Rye (3 miles) with train services to Eastbourne and to Ashford International, from where there are high speed connections to St. Pancras, London in 37 minutes.

The property is a conversion and re-modelling of an existing detached interwar period building with substantial new additions to create a spacious, light-filled house which has a contemporary open plan feel whilst retaining the character in parts of the earlier structure to include exposed old pine floorboards and panelling. The building and refurbishment works are currently ongoing and nearing completion with high quality Lusso fittings to the en suite facilities and Nolte kitchen cabinets but a new owner would need to undertake the landscaping to the garden area. Further details upon request. The relevant planning reference is RR/2022/1904/P. In addition, the site benefits from planning consent for the erection of a pair of new two storey semi-detached houses (Planning ref: RR/2022/1917/P) although the property is being sold as a detached house with the opportunity to design and create a large garden.

On the ground floor to the front of the house, there is a reception hall, a double aspect drawing room with a fireplace and double doors to the garden, a boot room, and a large double bedroom with an adjacent cloak/shower room.

To the rear is a fabulous open plan kitchen/ dining room and living room with a vaulted ceiling, wall mounted panoramic real flame glass fireplace tiled floor, glass wall and two sets of sliding doors to the garden. The kitchen area is fitted with an extensive range of Nolte cabinets, including a large island unit, comprising base cupboards and drawers with lacquered handleless doors, matching eye-level cupboards, tall cupboards with blackened oak veneer grooved doors, two built in Siemens ovens, an integrated fridge freezer, marble resin work surfaces, an undermounted sink with mono tap and a combi-hob with an integrated extractor. Adjoining is a utility room with a fitted sink, work surface and space for a washing machine and tumble drier. Beyond is a cloakroom with contemporary fittings.

On the first floor, there is a spacious landing and three double bedrooms, all with en suite facilities and Lusso fittings.

Outside: The total plot size extends to about one third of an acre.

Local Authority: Rother District Council. Council Tax Band: TBA

Services: Mains electricity, gas, drainage and water.

Predicted mobile phone coverage: Vodafone

Broadband speed: Superfast 41Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Guide price: £1,350,000 Freehold

The Coach House, Friars Road, Winchelsea, East Sussex TN36 4ED



A substantial detached family house, affording spacious, light filled contemporary accommodation, set off a no-through road in about a third of an acre in the Conservation Area of the Ancient Town.

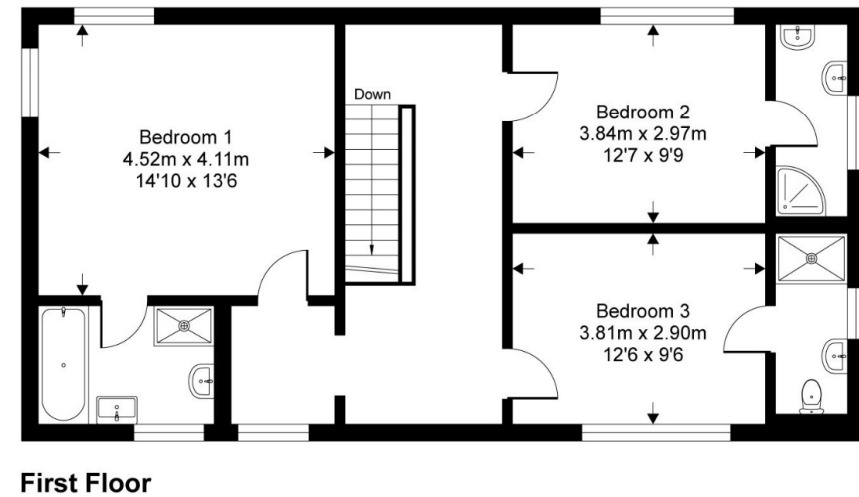
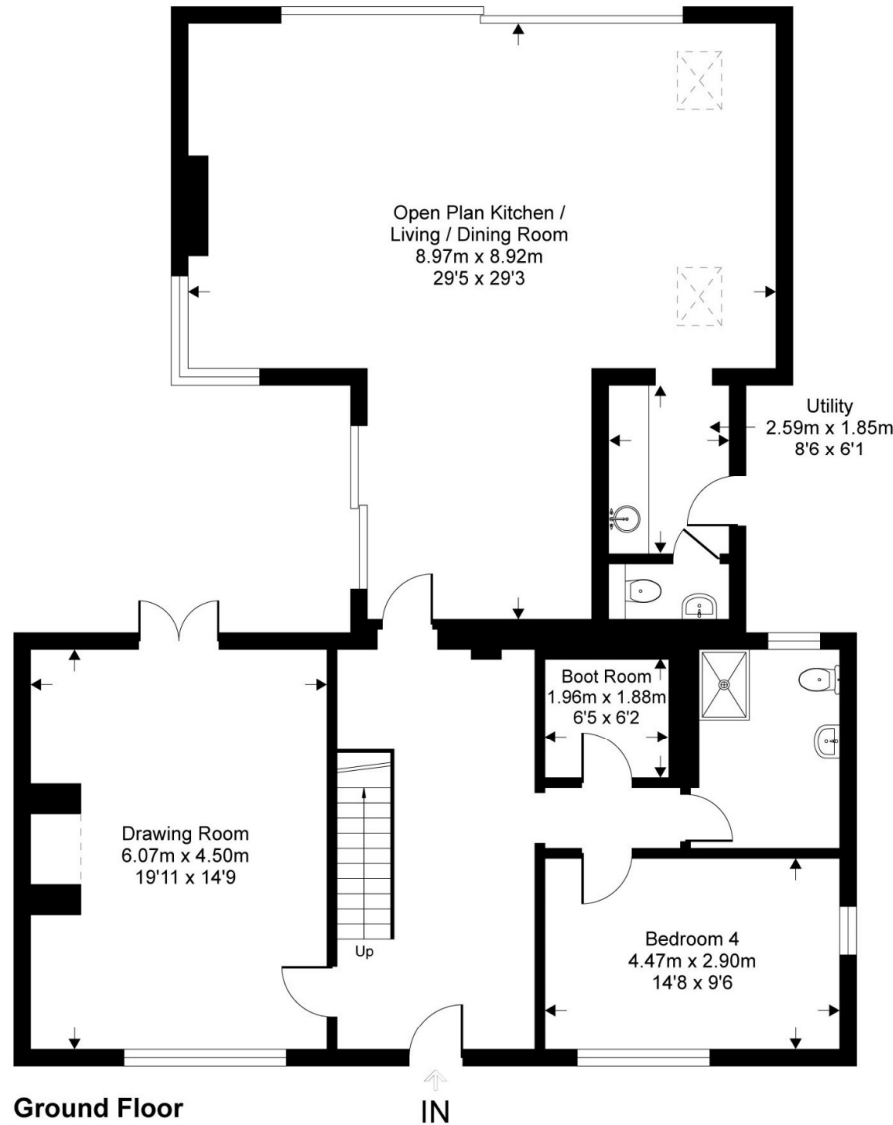
- Hall • Drawing room • Open plan living room, dining room and kitchen • Utility room • Shower room • Bedroom 4
  - Cloakroom • Boot room • Landing • Three first floor double bedrooms with en suite facilities
  - Gas central heating • Double glazed • Off road parking for multiple cars
  - Large garden area • EPC rating C



Directions: From Rye, take the A259 in a westerly direction passing over the river Brede and turn sharply right and then left up Strand Hill into Winchelsea Town. Pass through the Strand Gate and take the second turning on the left into Thomas Street, crossing over Back Lane into Friars Road where the property will then be found on the right-hand side after about 50 yards.

# Friars Road

Approximate Gross Internal Area = 219 sq m / 2358 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

#### Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN  
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338  
0870 1127099

rye@phillipsandstubbs.co.uk  
mayfair@phillipsandstubbs.co.uk

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)