

PHILLIPS & STUBBS



coastal +
COUNTRY



The Matchbox House occupies a central and prominent position within the heart of the 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 church of St. Thomas the Martyr. Local facilities include The Little Shop (next door), together with a primary school and public house. For more comprehensive facilities there is the sister Cinque Port Town of Rye within 3 miles from where there are train services to Eastbourne and to Ashford with high speed connections to St. Pancras London (journey time 37 minutes).

The property comprises a Grade II Listed period house of early C19th origin with external elevations of whitewashed wooden weatherboard cladding set with sash timber windows to the front under a hipped tiled roof with an eaves cornice.

The panelled front door with an inset fanlight opens into an entrance lobby with stairs off to the first floor. The **living room** has a bow window to the front, a sealed fireplace, painted floorboards, door with stairs leading down to a lower ground floor **sitting room**.

The **kitchen** has fitted base cupboards and wall mounted open storage shelves over, wooden work surfaces with a Butler's sink, tiling to splash backs. Below counter space and plumbing for a washing machine, dishwasher and fridge. Additional space for gas cooker with extractor fan over, decorative tiled floor. A door leads to the outside courtyard.

First floor landing with stairs to the second floor and a storage cupboard housing the gas boiler.

Bedroom 2 has a sash window to the front with views across the church yard, painted floorboards. **Shower room** is tiled and comprises a large shower cubicle, w.c and wash hand basin. Painted floorboards and window to the front.

Second floor landing with doors to bedroom I and bathroom.

Bedroom I has a partly vaulted ceiling with sash window overlooking the church yard, painted floorboards. **Bathroom** comprising free standing bath, w.c, wash hand basin, heated towel rail and window to the front.

Outside: To the side is a shared passageway leading to a small courtyard approximately 5'6 x 5'6 with decked seating area.

Directions: From Rye, take the A259 in a westerly direction, at Winchelsea follow the main road around the first sharp righthand bend and turn immediately left up the steep hill into the Town and through the Landgate where the property will be found after a short distance on the right hand side.

Local Authority: Rother District Council.

Council Tax Band (Business rates as currently a holiday Let)

Mains electricity, gas and water. Mains drainage

Predicted mobile phone coverage: Vodafone and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £350,000 freehold

The Matchbox House, 8 High Street, Winchelsea, East Sussex TN36 4EA



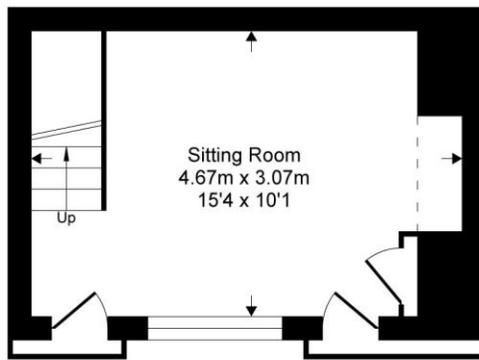
A two bedroom Grade II Listed three storey period property occupying a prominent position within the Conservation Area of the Ancient Town with views to the front over the church yard.

- Entrance lobby • Living Room • Kitchen • Lower ground floor sitting room
- First floor landing • Bedroom 2 and Shower room
- Second floor landing • Bedroom 1 and bathroom • Gas central heating • Small rear courtyard • EPC rating E

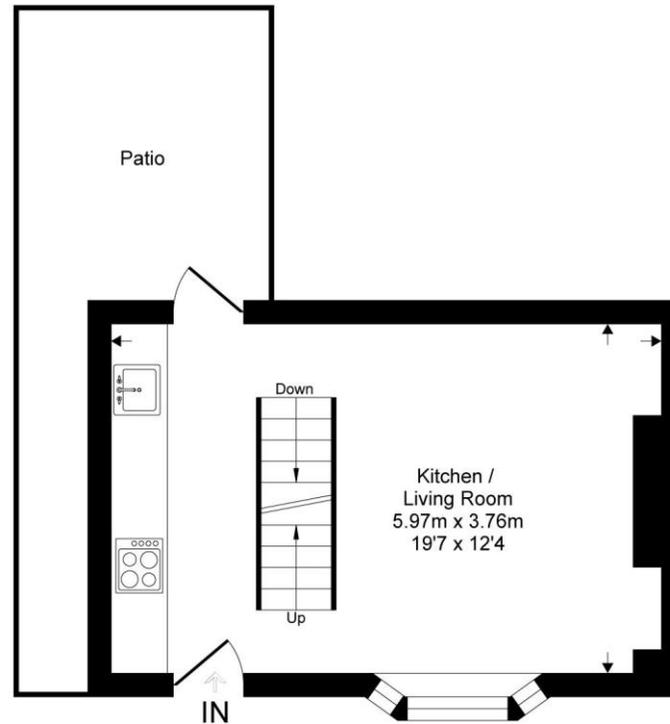


The Matchbox House

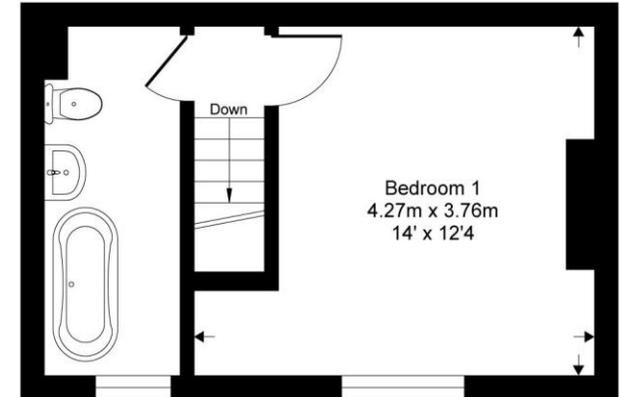
Approximate Gross Internal Area = 82.2 sq m / 885 sq ft



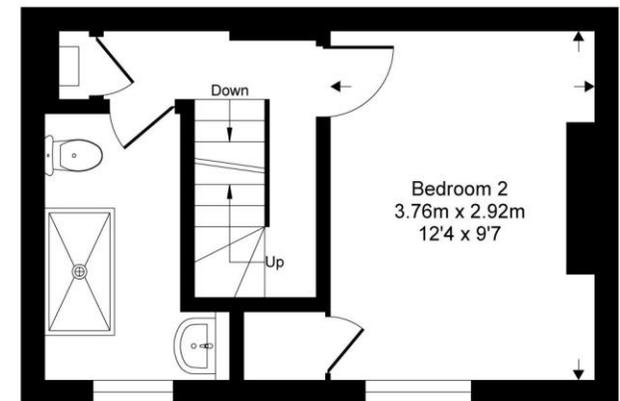
Lower Ground Floor



Ground Floor



Second Floor



First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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