

PHILLIPS & STUBBS



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COUNTRY



Situated 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 church of St. Thomas the Martyr. Local facilities include The Winchelsea Farm Kitchen comprising a delicatessen, grocery and tea/coffee shop, 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 (37 minutes) and to the Continent via Eurostar.

Flat 4 Kent Close is one of the six apartments in a purpose-built development of traditional brick and block construction with UPVC double glazed sash style windows beneath a pitched tiled roof occupying an established setting within partially walled gardens.

Communal entrance hall with access to meters, large storage cupboard and personal front door to entrance hall with polished wood block flooring.

The living room, which has two tall sash windows overlooking the garden, has a fireplace with a fitted wood burning stove, wood block flooring and glazed double doors to the rear terrace.

The kitchen has a window to the front and is fitted with a range of beech laminate cabinets with worktops, wall mounted cupboards, composite sink and drainer, induction hob with filter hood above, electric oven and space for a fridge freezer. The utility room has space and plumbing for a washing machine and additional appliance. Window to front.

Inner hallway with built in storage cupboard and additional airing cupboard.

Bedroom 1 is a double aspect room with a fitted double wardrobe and additional cupboard.

Bedroom 2 has a window to the front, a fitted bookcase and a corner wardrobe.

Adjacent is a large wet room with electric shower, modern pedestal wash basin and close coupled WC. Window to front.

Outside: The property is approached over a private driveway leading to a communal guest parking area and a garage block. No. 4 owns a single garage with an up and over door. The apartments are arranged in two adjacent buildings creating an L-shape with an internal, part walled sheltered communal garden extending to about 90' x 55' being set down to lawn with mature shrub borders and flower beds. The private terrace is approached via double doors leading from the sitting room.

Terms: Leasehold: 999 years from June 1964. A 1/6th share in the freehold of Kent Close transfers with the sale of this property.

Outgoings; 1/6 share of costs as arising. Service Charge: Currently £2000 per annum to cover building insurance, ground maintenance, gardening costs, management costs and sink fund - paid quarterly

Local Authority: Rother District Council. Council Tax band D

Directions: Leave Rye in a westerly direction on the A259 and after approximately 2 miles, turn left up the hill, through the Strand Gate into Winchelsea Town. Follow the road along, passing the shop/post office on the right. Continue around the left hand bend in front of the New Inn and take the next turning right into Back Lane where Kent Close will be found on the left hand side.

Guide price: £325,000 Long leasehold
A share of the freehold transfers with the sale

4 Kent Close, Back Lane, Winchelsea, East Sussex TN36 4EX

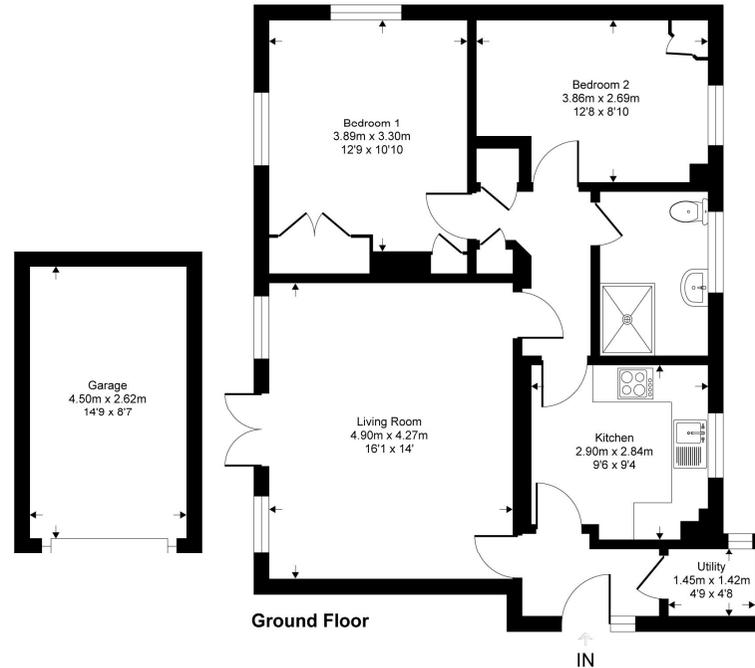


A ground floor purpose-built apartment forming part of a private close set in partially walled communal gardens in the Conservation Area of The Ancient Town.

Communal entrance hall • Private entrance hall • Living room • Kitchen
Utility room • Inner hall • Two double bedrooms • Wet room
Double glazed • Gas central heating • EPC rating D • Single garage • 2 Store rooms
Paved terrace and communal garden • Visitor's parking

Kent Close

Approximate Gross Internal Area = 71 sq m / 760 sq ft
(excludes garage)



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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