

**Auction**

3 bed bungalow to buy in TN36

Sea Road, Winchelsea Beach, Winchelsea,
East Sussex, TN36 4LA

£350,000

 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Substantial detached bungalow on a generous plot
- ✓ Planning permission granted (Ref: RR/2018/1690/P) with works commenced
- ✓ Off-Street parking for two to three vehicles

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

01634 565510
southeast@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Set within a highly sought-after riverside position bordering the tranquil River Brede, this substantial detached bungalow presents a rare opportunity to create an exceptional waterside home. Enjoying mooring and fishing rights and far-reaching views across open farmland, the property occupies a generous plot and offers immense scope for transformation, with planning permission granted and works already commenced.

Planning permission (Ref: RR/2018/1690/P) allows for the removal of the existing front addition and the creation of an impressive rear extension, together with a new enlarged roof incorporating front and rear dormers and a rear balcony—designed to fully embrace the surrounding landscape and river setting.

Currently arranged to provide a spacious open-plan reception, kitchen and study area, the accommodation includes two double bedrooms, one benefitting from a snug/dressing room, and a contemporary shower room. While requiring full refurbishment and updating, the property already hints at the lifestyle on offer—open, light-filled living spaces with seamless connections to the outdoors.

Outside, the gardens are a particular highlight. The rear garden backs directly onto the river, providing an idyllic setting for al fresco dining, boating and fishing, while the outlook across neighbouring countryside enhances the sense of privacy and escape. Additional features include a detached outbuilding/garage, a summerhouse, and off-road parking for two to three vehicles.

This is an exciting and rare riverside lifestyle project, combining planning certainty, an enviable location and exceptional potential to create a bespoke home in one of the area's most desirable settings.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £350,000

Property Type: Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

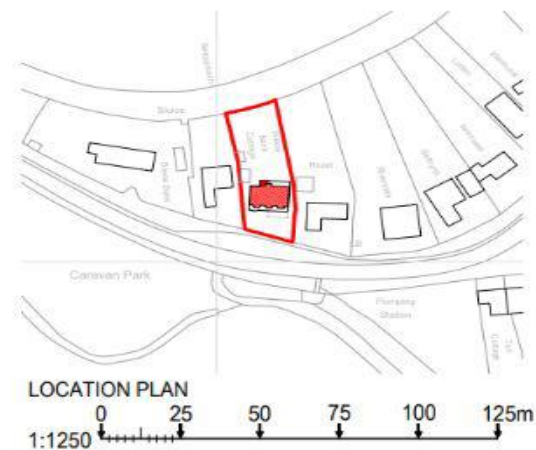
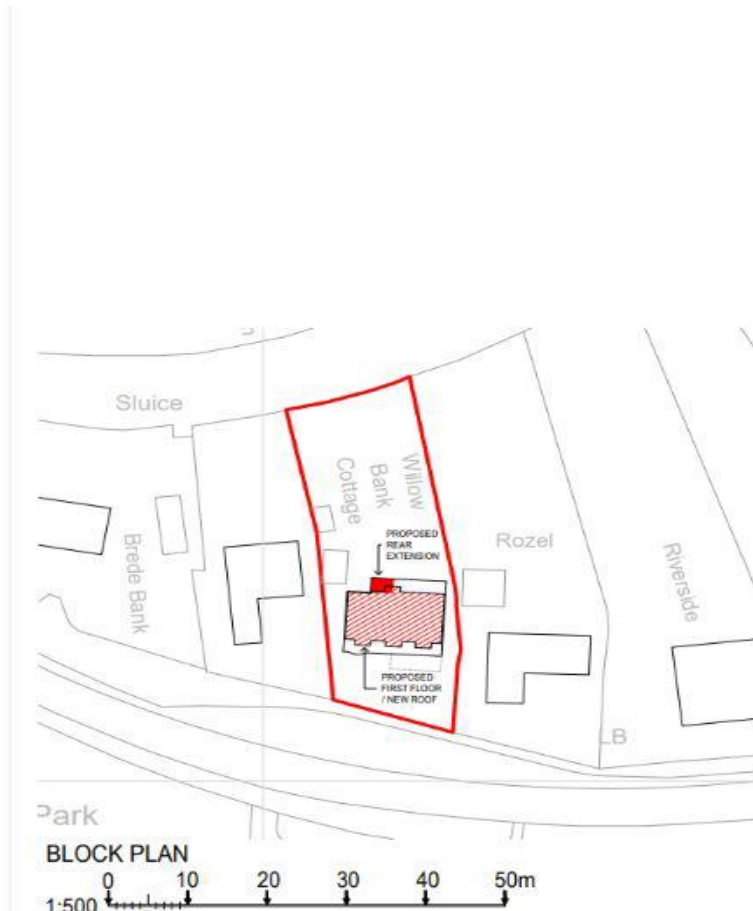
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Sea Road, Winchelsea Beach, Winchelsea, East Sussex, TN36 4LA

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk

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