



4 bed detached house to buy in

Smeatons Lane, Winchelsea Beach,
Winchelsea, East Sussex, TN36 4HW

£899,995 Starting Bid

 x 4  x 3  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached House
- ✓ EPC B
- ✓ Accessible property
- ✓ EPC Rating B

Key Information

- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to bring to the market this newly constructed individual designed 'SCANDIA HOUSE' of Scandinavian Design detached residence measuring just over 3000 sqft and occupying an enviable coastal position, approximately 2.5 acre plot with potential for further development subject to planning permission.

This stunning property boasts a high specification kitchen & utility room with open plan dining space, three double first floor bedrooms and two bathrooms together with walk out balcony, with the ground floor providing a further four rooms including a sun lounge plus ground floor bathroom. The property has disabled access and a lift which provides easy access to the first floor accommodation.

The sale will include amongst other items a static caravan , substantial detached garage and pavilion overlooking the gardens.

(A full list of items is available)

Winchelsea has a long history and is an up and coming area for those seeking peaceful solace. Winchelsea retains its medieval setting on a hill surrounded by largely empty marsh, the original layout of the planned town and the largest collection of medieval wine cellars in the country with the possible exception of Norwich and Southampton.

This particular property will be attractive to buyers seeking to put their own mark of design on the finished property and grounds which is reflected in the starting price. The completion certificate from the planning authority has been given.

The seller welcomes viewing and the property is sold with full vacant possession.

*Please download our legal pack and view the two online videos provided before requesting in person viewing.

Title Number(s)

ESX332208

Tenure Freehold

Local Authority East Sussex

Council Tax Band: Not yet assigned

Annual Price: £ To be confirmed

Conservation Area No

Flood Risk Very Low

Floor Area approx 3,143 ft² / 292 m²

Plot size approx 2.59 acres

Timber frame construction

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic 1 Mbps

Superfast 40 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Tenure: Freehold

Price: Starting Bid £899,995

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Timber frame

Flooded in last 5 years: No

Source of flood: Sea

Conservation area: No

Adaptions for accessibility: Yes

Adaptations: Lift access, Ramped access

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Entrance Hall

Accessed via disabled ramp and provides access to main hallway

Hall

Oak spindled staircase leads to the first floor accommodation.
A lift provides disabled access to upper floor.

WC

Ground floor WC and wash hand basin.

Utility

Fully fitted with a range of both base and wall kitchen units with contrasting work surfaces, plumbed for auto washer/dryer and providing access to the side garden.

Kitchen/Diner

A substantial fully fitted kitchen and dining room with centre island providing a range of both base & glass fronted wall kitchen units with contrasting work surfaces with integrated sink and mixer taps, two integrated electric ovens with split level 5 ring gas hob and extractor canopy, integrated tall fridge & freezer, integrated dishwasher, ceramic tiled splash back, LED lighting, side exit and patio doors leading to the front patio area and gardens.

Lounge

An open plan lounge area with solid fuel burner, French doors lead to the main patio area and front gardens.

Sun Lounge

Pleasant sun lounge with vellum roof lights and French doors leading to the patio area and gardens. Bi fold doors lead to the music room.

Music Room

Bi folding doors lead to the sun lounge

Bathroom

Ground floor bathroom boasting a three piece suite in white consisting of a low level WC, wash hand basin and corner shower cubical with ceramic wall tiling and matching fittings.

Playroom

Located at the front of the property this could be a playroom, office or study.

First Floor

Landing with oak spindled balustrade and full size vaulted ceiling and window, a storage cupboard houses the hot water tank. The lift easily brings passengers to this level.

Bedroom 1

A double bedroom with vaulted viewing and velux window, French doors lead to the balcony overlooking the gardens with views to the coast.

En Suite

A modern three piece en-suite bathroom in white consisting of a low level WC, his & hers was hand basins set into a vanity cupboard, bidet, corner shower cubical with ceramic tiled walls and matching fittings, velux roof window.

Dressing Room

An ideal dressing room space for storage.

Bedroom 2

Double bedroom with French doors leading out onto the balcony with views over the gardens and towards the coast. A staircase leads to a storage area with spindled balustrade

Bedroom 3

Double bedroom with velux roof window.

Bathroom 2

A stylish modern bathroom suite in white consists of a roll top freestanding bath with centre fill and shower, low level WC, wash hand basin set into a vanity unit, glass sided shower cubical with ceramic wall tiling and matching fittings & velux roof window.

Services

Gas central heating
Double glazing UPVC

Garage

6.5m x 5.5m approx A detached garage positioned to the side of the main house remains partially unfinished and has double access doors to the front and a rear access to the gardens.

Summerhouse/Studio

6.8m*5.8m Approx
The summerhouse is partially unfinished but enjoys a pleasant position overlooking the gardens.

Garden

The property stands in approximate 2.5 acres of land with a formal garden party landscaped with ponds bordering onto a woodland area which gives way to a 'shingle beach'.
The site could allow for further building plots subject to planning permission.

Summary

A three bedroom static caravan is sited on the development and is being sold with the property as are many other items more specifically identified by way of in person viewing and to be agreed and formally noted for sale before contracts are exchanged.

The property is sold vacant.

Long Barn

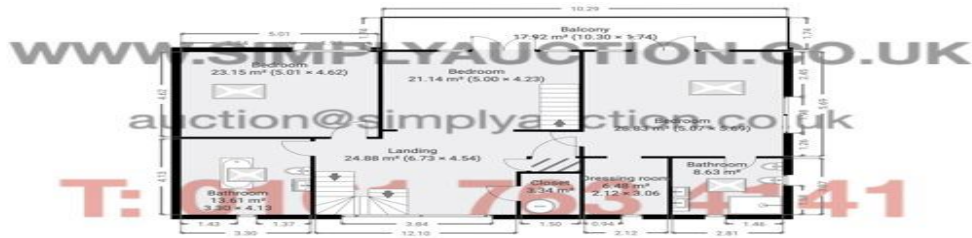
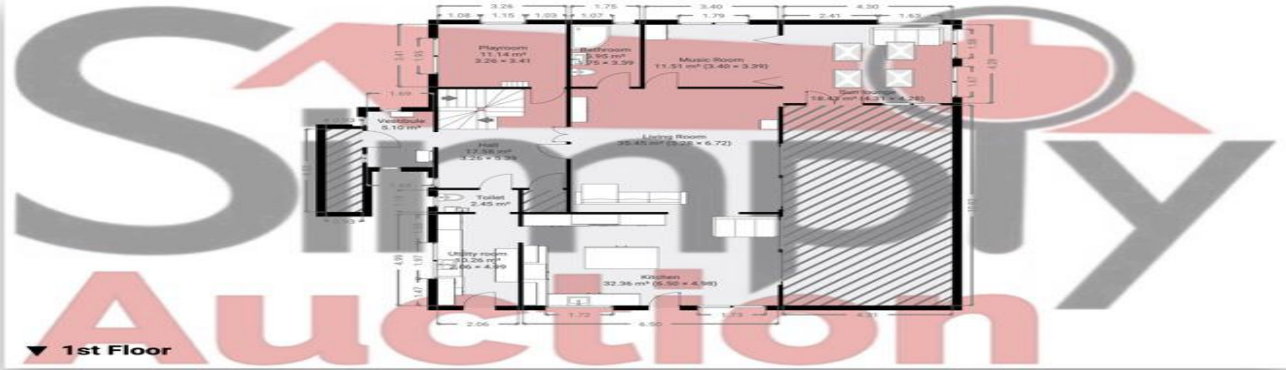
Long Barn Smeatons Lane, TN36 4HW Winchelsea

FLOORS: 3

Simply
Auction

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▼ Ground Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Smeatons Lane, Winchelsea Beach, Winchelsea, East Sussex, TN36 4HW

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

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