



### 3 bed detached house to buy in

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

**£999,995** Starting Bid

 x3  x3  x3

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

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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.

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 remains partially unfinished and will be attractive to buyers seeking to put their own mark of design on the finished property and grounds and the price is reflective of the unfinished project.

Tenure: Freehold

Price: Starting Bid £999,995

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

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## Hall

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

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## WC

Ground floor WC and wash hand basin.

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## 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.

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## 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.

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## Lounge

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

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## 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.

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## Music Room

Bi folding doors lead to the sun lounge

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## 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.

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## Playroom

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

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## 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.

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## 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.

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## Dressing Room

An ideal dressing room space for storage.

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## 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

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## Bedroom 3

Double bedroom with velux roof window.

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## 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.

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## Services

Gas central heating  
Double glazing UPVC

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## 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.

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## Summerhouse/Studio

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

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## 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.

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## Please note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted on our floor plans are given for guidance only and are approximate and should not be relied upon for any other purpose. and should be verified by the purchaser prior to making any legal commitment to purchase as we accept no responsibility for loss due to reliance on the information.

Council Tax Band - TBA - not yet rated

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## Please note.

The property has been under construction for some time and there are works which will still need completing hence the sale price advertised which reflects the need for the finishing of this home & gardens.

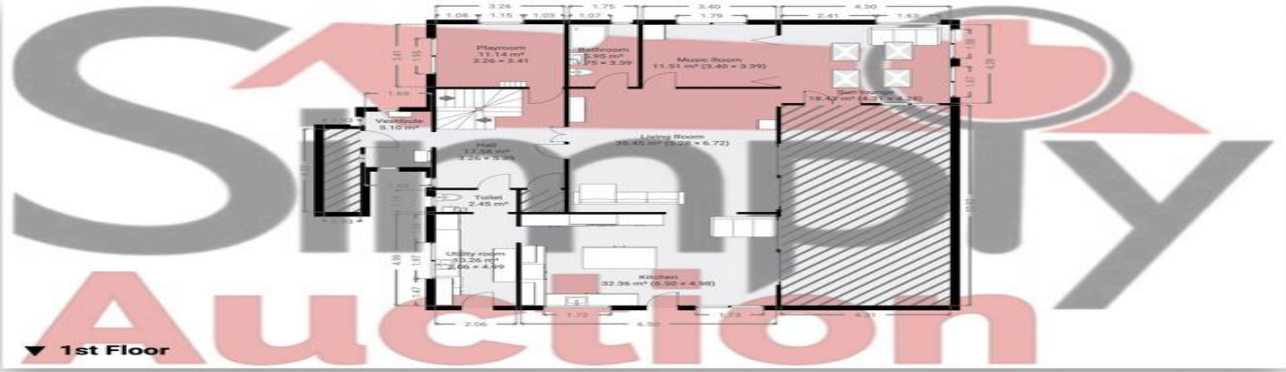
**Long Barn**

Long Barn Smeatons Lane, TN36 4HW Winchelsea  
FLOORS: 3

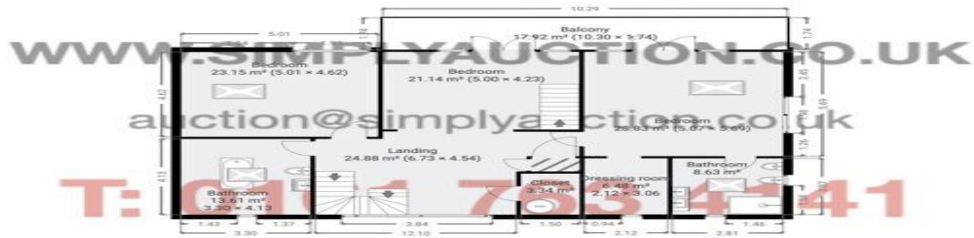


SUBMITTED BY Suzanne Shatwell  
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▼ **Ground Floor**



▼ **1st Floor**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:

**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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