

**RUSH  
WITT &  
WILSON**



**12 Winterbourne Close, Hastings, East Sussex TN34 1XG  
£420,000**

**A rare opportunity to purchase this modern style detached house found within a highly sought after residential road close to Hastings town centre, mainline railway station and seafront promenade. Internally the property offers an entrance hall, cloakroom/wc, a lounge/diner with conservatory to the rear overlooking the rear garden and views towards the sea. In addition the ground floor offers a fitted kitchen with stairs rising from the first floor with three good size bedrooms and a modern bathroom/wc. The first floor offers elevated townscape and sea views over Hastings towards the West Hill from the rear. In addition the property benefits from double glazing throughout, gas fired central heating and solar panels off setting energy costs by approximately £1,500 per annum. Externally a driveway with parking leads to a garage with attractive gardens found to front and rear. Early viewings are encouraged for this modern CHAIN FREE home situated within a much requested location.**



### **Entrance Porch**

Part glazed upvc entrance door to front, welcome mat, radiator, door leading through to:

### **Cloakroom/WC**

Double glazed opaque window to side, low level wc, wash hand basin set into a vanity unit, fully tiled walls and floor.

### **Entrance Hall**

Built in storage cupboards, radiator, stairs rising to the first floor, carpet as laid, understairs storage cupboard, further cupboard, doors off to the following:

### **Kitchen**

10'2 x 6'8 (3.10m x 2.03m)

Double glazed window to side, upvc door providing access to the rear garden, range of matching wall and base units with work surfaces over, one and a half bowl sink unit with side drainer, inset Neff five ring gas hob with extractor above, built in electric oven and grill, space for fridge/freezer, space and plumbing for washing machine and dishwasher, fully tiled walls, vinyl flooring.

### **Lounge/Diner**

23'8 x 11'8 (7.21m x 3.56m)

Double glazed window to rear, coved ceiling, two radiators, wooden flooring, sliding patio doors leading through to:

### **Lean-To Conservatory**

Double glazed windows to sides and rear, upvc door providing access to the rear garden.

### **First Floor**

#### **Landing**

Double glazed window, carpet as laid, access to loft space, airing cupboard, doors off to the following:

#### **Bedroom One**

12'1 x 10'3 (3.68m x 3.12m)

Double glazed window to rear enjoying superb views towards the sea and Hastings Castle, built in wardrobes, carpet as laid, radiator.

#### **Bedroom Two**

12'1 x 10'9 (3.68m x 3.28m)

Double glazed window to rear enjoying superb views towards the sea and Hastings Castle, built in wardrobes, carpet as laid, radiator.

#### **Bedroom Three**

7'9 x 7'9 (2.36m x 2.36m)

Double glazed window to front, built in wardrobe, carpet as laid, radiator, over-stairs cupboard.

#### **Bathroom/WC**

7'5 x 5'5 (2.26m x 1.65m)

Double aspect with opaque windows to front and side, panel enclosed bath with separate shower set above and glass shower screen, wash hand basin set into a vanity unit, low level wc with concealed cistern, laddered heated towel rail, fully tiled walls and floor.

### **Outside**

#### **Front Garden**

Area of lawn, trees and shrubs to boundaries, driveway providing off road parking leading to:

#### **Garage**

Up and over door.

#### **Rear Garden**

Enjoying elevated sea views, patio area to the immediate rear, area of lawn, well stocked with established trees and shrubs to boundaries, garden shed, gated side access.

#### **Agents Note**

Council Tax Band - D

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

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



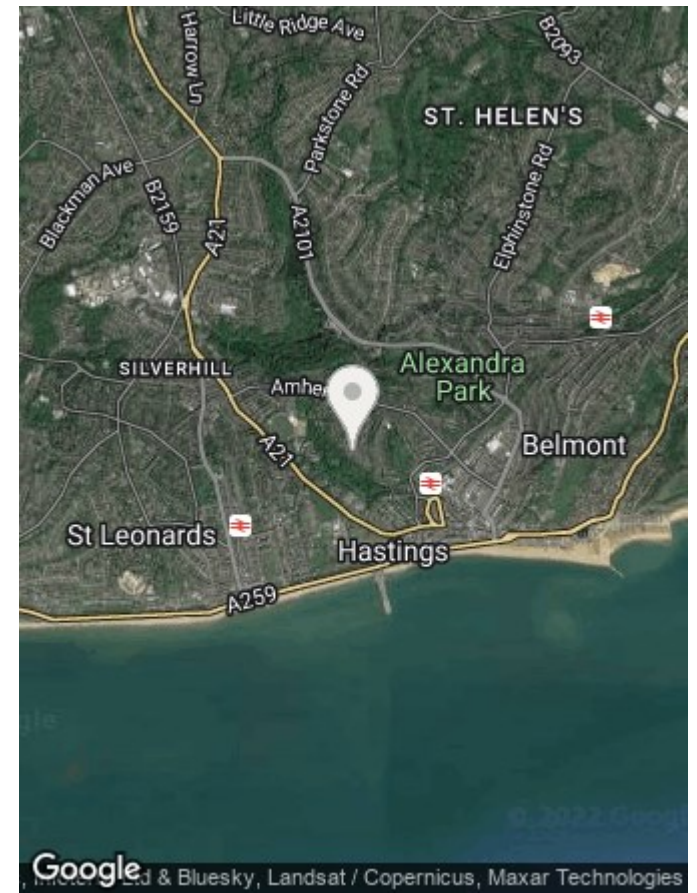


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 62	Potential: 83
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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