



ESTATE AGENTS

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Guide Price £400,000

*** GUIDE PRICE £400,000 TO £425,000 ***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE FOUR BEDROOM DETACHED FAMILY HOME tucked away in this incredibly sought-after location, in a quiet cul-de-sac with SEA VIEWS, views of the West Hill and Hastings Castle. The property boasts OFF ROAD PARKING for multiple vehicles and a DETACHED DOUBLE GARAGE.

Benefiting from having gas fired central heating, the property is IN NEED OF SOME MODERNISATION but offers PLENTY OF POTENTIAL for the eventual buyer to improve.

The accommodation arranged over two floors comprising a practical spacious entrance hall with access to a DOWNSTAIRS CLOAKROOM, from this leads seamlessly into the inner hall with ample storage space, 20ft DUAL ASPECT LIVING ROOM, separate DINING ROOM, kitchen and UTILITY ROOM. Upstairs, there are FOUR BEDROOMS, two of which are comfortable sized doubles, all of which having BUILT IN WARDROBES and the master benefitting from an EN SUITE shower room, in addition there is also the main family bathroom. Due to the slightly elevated position, SEA VIEWS can be enjoyed from the living room as well as the front facing bedrooms.

The GARDEN is a DELIGHTFUL FEATURE of this family home, with a stone patio abutting the property, sections of lawn and established planted borders. The garden also wraps around the side elevation where you will find further space with gated access to the front and also a shed.

Conveniently positioned within a short stroll of Linton Gardens and Hastings town centre with its mainline railway station offering convenient links to London and a vast range of amenities within the town centre itself, as well as Hastings seafront and promenade.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Window to side aspect, radiator, built in storage cupboard, further wooden partially glazed door with window to side opening to the hallway and further door to:

CLOAKROOM

Low level wc, wash hand basin, radiator, window to front aspect.

INNER HALL

Stairs rising to upper floor accommodation, practical under stairs storage cupboards, radiator, coving to ceiling, wall mounted entry alarm system, wall mounted thermostat control for gas fired central heating, doors opening to:

DUAL ASPECT LIVING ROOM

20'6 x 11'4 (6.25m x 3.45m)

Coving to ceiling, double radiator, single radiator, television point, brick fireplace, single opening door with windows either side to rear aspect having views and access onto the garden and window to front aspect having lovely views in between neighbouring properties and out to sea.

DINING ROOM

10'1 x 9'5 (3.07m x 2.87m)

Coving to ceiling, wood flooring, radiator, serving hatch through to kitchen, window to rear aspect with views onto the garden.

KITCHEN

13'8 x 9' (4.17m x 2.74m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, double bowl stainless steel sink with mixer tap, space for gas cooker, space and plumbing for tumble dryer, space for tall fridge freezer, breakfast bar seating area, coving to ceiling, double radiator, serving hatch through to dining room, wall mounted boiler, part tiled walls, window to rear aspect with views onto the garden, partially open plan to:

UTILITY ROOM

7'8 x 6'6 (2.34m x 1.98m)

Part tiled walls, radiator, coving to ceiling, range of matching wall and base level cupboards, inset drainer-sink unit, space and plumbing for washing machine, window and door to side aspect with views and access onto the side garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, coving to ceiling, airing cupboard housing immersion heater, window to front aspect capturing views of the sea and also Hastings Castle.

BEDROOM

13'8 x 10'2 (4.17m x 3.10m)

Coving to ceiling, radiator, two double built in wardrobes, window to rear aspect with views onto the rear garden, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure, concealed cistern low level wc, pedestal wash hand basin, shaver point, radiator, part tiled walls, coving to ceiling, window with obscured glass to front aspect.

BEDROOM

11' x 10'5 (3.35m x 3.18m)

Coving to ceiling, radiator, built in double wardrobe, window to rear aspect with views onto the garden.

BEDROOM

11'1 x 9'6 narrowing to 7'2 (3.38m x 2.90m narrowing to 2.18m)

Built in double wardrobe, radiator, window to front aspect framing lovely views to Hastings Castle, the sea and the West Hill.

BEDROOM

7'5 x 7'2 (2.26m x 2.18m)

Coving to ceiling, radiator, built in double wardrobe, window to rear aspect with views onto the garden.

FAMILY BATHROOM

Panelled bath with mixer tap, concealed cistern low level wc, pedestal wash hand basin, tiled walls, radiator, window to front aspect with obscured glass for privacy.

OUTSIDE - FRONT

The property is tucked away in a private position with driveway providing off road parking for multiple vehicles, lawned front garden, gated side access to rear garden, outside lighting.

DOUBLE GARAGE

17'2 x 16'5 (5.23m x 5.00m)

Twin up and over doors, apex roof, power and lighting.

GARDEN

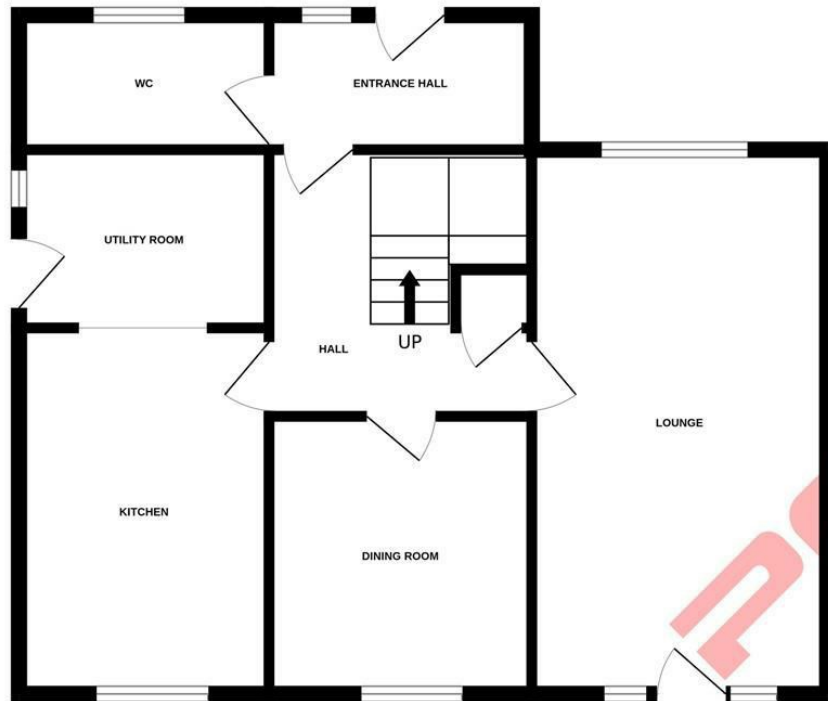
Extending at the rear and wrapping around the side elevations, mainly laid to lawn with a lovely leafy backdrop, patio abutting the property, ample outdoor space to entertain, eat al-fresco or just take in a quiet moment. The garden is suitable for families or a garden enthusiast. There are established planted borders and shrubs, and a wooden shed.



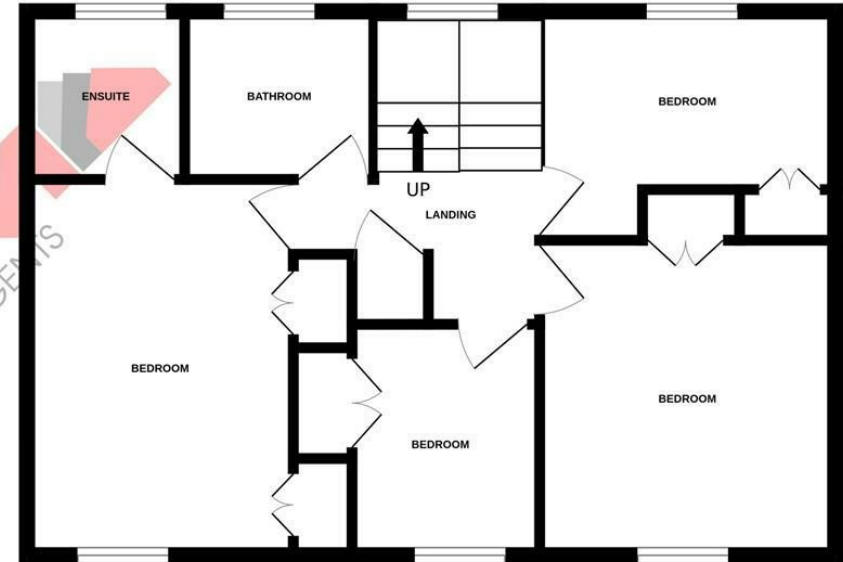




GROUND FLOOR



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		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.