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**Windswelt, Winchelsea Road, Hastings, TN35
4LW**

Offers In Excess Of £600,000

A deceptively spacious FIVE BEDROOM, TWO BATHROOM, EXTENDED CHALET occupying a LARGE PLOT with a FANTASTIC GARDEN and COUNTRYSIDE VIEWS, located on the northern outskirts of Hastings towards the village of Guestling.

The property is beautifully presented throughout and offers EXTREMELY SPACIOUS AND VERSATLE ACCOMODATION having been EXTENDED and comprises a 27ft OPEN PLAN KITCHEN-DINING-FAMILY ROOM which leads out to the garden, LIVING ROOM with FEATURE LOG BURNER, utility room, THREE BEDROOMS and a SHOWER ROOM to the ground floor, whilst to the first floor there are TWO FURTHER BEDROOMS and an EN-SUITE BATHROOM.

A particular feature of this property is the EXPANSIVE REAR GARDEN which extends to approximately 300feet (unverified) and back onto countryside. The garden offers a TRANQUIL SETTING with a plethora of mature shrubs and trees as well as having ample space for outdoor seating and entertaining. Far reaching countryside views can also be enjoyed from the first floor bedroom. The property is set back from the road with a generous frontage, offering AMPLE SPACE for OFF ROAD PARKING.

Located within easy reach of neighbouring countryside in addition to Hastings town centre with its range of amenities, mainline railway station and seafront. The property is considered an IDEAL FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double doors leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation, wall mounted thermostat control, space for coats and shoes etc, radiator, door to:

LIVING ROOM

17'9 x 9'10 (5.41m x 3.00m)

Feature log burner, radiator, double glazed window to side aspect, open plan to:

KITCHEN-DINING-FAMILY ROOM

27' x 15'2 (8.23m x 4.62m)

Beautifully presented light and airy room with sky lantern, modern kitchen comprising a range of eye and base level units with central island/ breakfast bar with worksurfaces over, space for range cooker with extractor above, ample space for appliances including fridge, freezer, tumble dryer and washing machine, double glazed window and barn style door to rear aspect leading out to the garden. The dining area offers ample space for seating and entertaining with large double glazed windows and French doors to rear aspect enjoying a fantastic outlook over the garden, separate double glazed window to side aspect, radiator. Open plan to:

UTILITY ROOM

10'11 x 8'9 (3.33m x 2.67m)

Spacious and comprising a further range of eye and base level units with worksurfaces over, space for American style fridge freezer, four ring electric hob with integrated oven and grill, built in storage cupboard housing the boiler.

BEDROOM

17'9 max x 11'4 (5.41m max x 3.45m)

Double glazed bay window to front aspect, two double glazed windows to side aspect, radiator.

BEDROOM

13'10 x 11'5 (4.22m x 3.48m)

Double glazed window to side aspect, radiator.

BEDROOM/ STUDY

12'10 x 8'11 (3.91m x 2.72m)

Double glazed windows to front and side aspects, built in book case, radiator.

SHOWER ROOM

6'11 x 6'4 (2.11m x 1.93m)

Double walk in shower with mains shower attachment, dual flush wc, wash hand basin with mixer tap an storage beneath, vanity unit, aquaborded walls,

chrome ladder style heated towel rail and a double glazed window to side aspect.

FIRST FLOOR LANDING

Double glazed Velux window to side aspect.

BEDROOM

14'10 max x 13'3 narrowing to 9'6 (4.52m max x 4.04m narrowing to 2.90m)
L shaped room with double glazed window to front aspect, radiator, two doors providing access to eaves storage, door to:

EN-SUITE BATHROOM

7'4 x 5'11 (2.24m x 1.80m)

Modern suite comprising a Jacuzzi bath with mixer tap, shower attachment and shower screen, wash hand basin set into vanity unit with storage below and tiled splashback, dual flush wc, chrome ladder style radiator, shaver point, extractor fan, double glazed Velux window to side aspect.

BEDROOM

14'10 x 7'8 (4.52m x 2.34m)

Double glazed windows to rear aspect enjoying fantastic far reaching countryside views, two doors providing access to eaves storage, radiator, built in storage cupboard/ wardrobe.

REAR GARDEN

A particular feature, backing onto countryside and extending to approximately 300ft. There is a large patio area abutting the property, accessed via the kitchen-diner considered ideal for seating and entertaining which then leads down to the main garden which is predominantly laid to lawn and also features a plethora of mature shrubs, plants and trees. There are various storage sheds/ summer houses in addition to a further patio area providing ample seating space.

OUTSIDE - FRONT

The property is set back from the road with a driveway providing off road parking for multiple vehicles. There is also an area of garden mainly laid to lawn with some shrubs and trees, bin storage area.

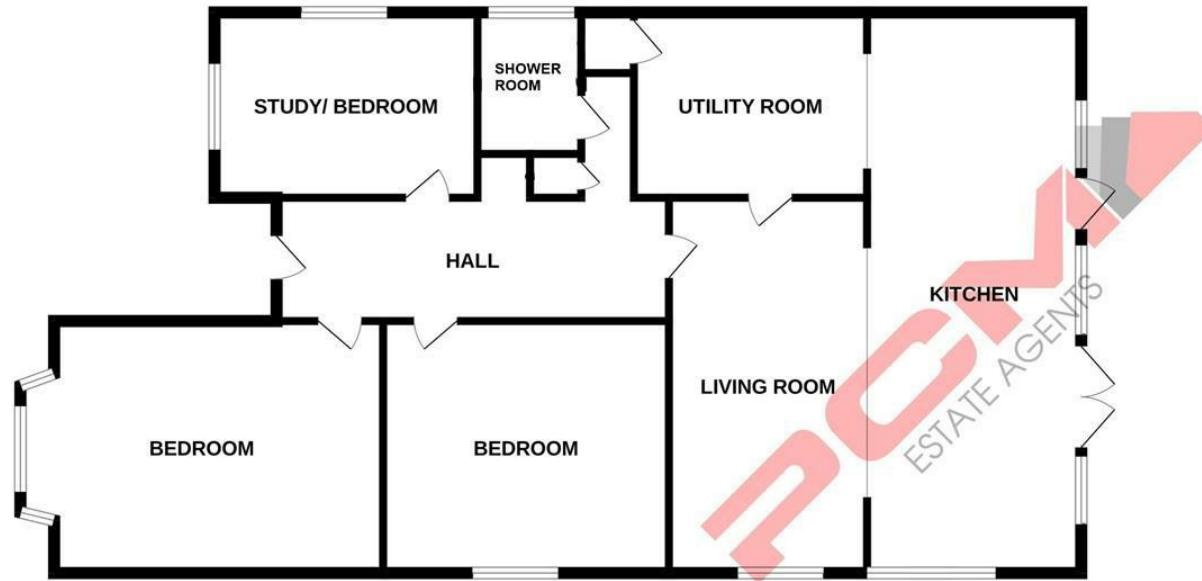
Council Tax Band: E



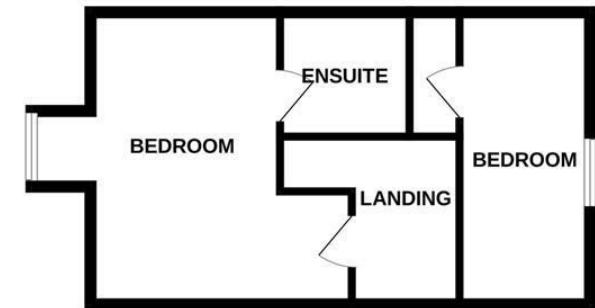




GROUND FLOOR



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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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.

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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			