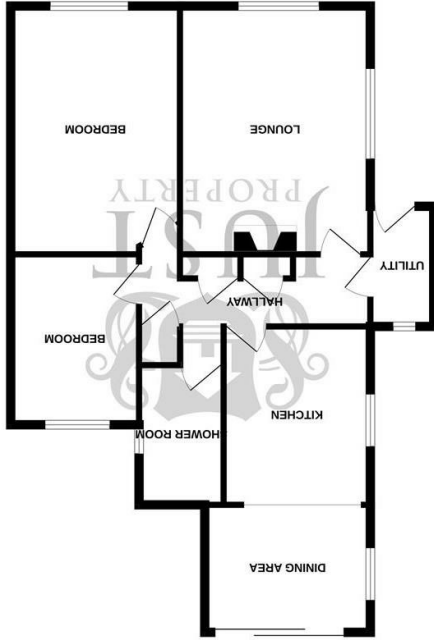


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	63
Potential	86

These plans have been prepared from a site visit and are not intended to be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



GROUND FLOOR



www.justproperty.net

The Firs Victoria Way, Winchelsea, TN36 4NH

# FLOORPLANS



2 Bedrooms 1 Receptions 1 Bathrooms 678.12 sq ft

Freehold

# £280,000

The Firs Victoria Way, Winchelsea, TN36 4NH





2 Bedrooms   1 Receptions   1 Bathrooms   678.12 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Located in Victoria Way, Winchelsea Beach, this delightful detached bungalow is a true gem waiting to be discovered. Boasting a spacious reception room, two inviting bedrooms, and a modern redecorated bathroom, this property offers a comfortable living space perfect for relaxation.

Spread across 678 sq ft, this bungalow is not only attractive but also meticulously well-presented, exuding a warm and welcoming ambiance. The gas central heating and UPVC windows ensure a cosy environment all year round, making it a haven in every season.

One of the standout features of this property is the fantastic level rear garden, complete with convenient storage sheds, offering ample space for outdoor activities, gardening, or simply basking in the sun. With parking available for two vehicles, convenience is at the forefront of this charming abode.

Situated in proximity to the beach and the picturesque towns of Rye, Hastings, and Camber, this bungalow offers the perfect blend of seaside tranquillity and easy access to amenities and attractions. Whether you're looking for a peaceful retreat or a place to call home near the coast, this property ticks all the boxes.

Please call the vendor's sole agents, JUST PROPERTY on 01424 444100 to arrange a viewing.



## ROOM DIMENSIONS

Front Door	Side Access
Entrance Porch / Utility Space	Rear Garden 54'11" x 37'11" max (16.76 x 11.58 max)
Hallway	
Lounge 13'3" x 12'0" (4.04 x 3.66)	
Bedroom 13'8" x 9'3" (4.19 x 2.82)	
Bedroom 9'10" x 7'10" (3.02 x 2.39)	
Bathroom 7'4" x 4'11" (2.24 x 1.52)	
Kitchen / Dining Room 19'5" x 9'8" (5.92 x 2.95)	
Front Garden	
Off Road Parking x 2	

## FEATURES

- Detached Bungalow
- Two Bedrooms
- CHAIN FREE
- Perfect Seaside Retreat
- Off Road Parking For 2 Vehicles
- A Stroll Away From The Beach
- Beautiful Countryside Nearby
- Well Proportioned Living Space
- Lovely Internal Decoration
- Freehold

