



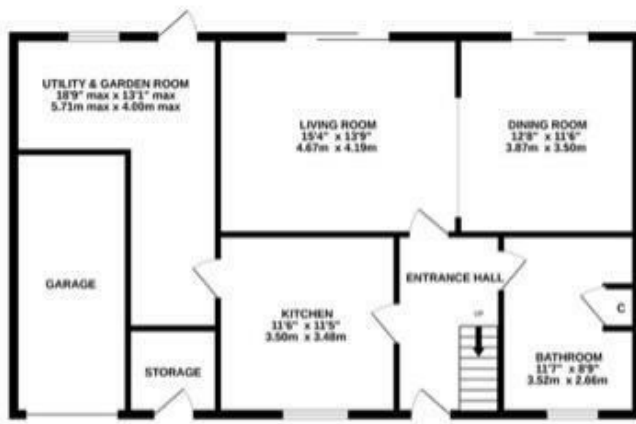
## Winchelsea Lane, Hastings TN35 4LG

Offers in excess of £425,000



A charming three bedroom chalet style bungalow with FAR REACHING COUNTRYSIDE VIEWS, accessed via an unadopted driveway it's ENVIABLY POSITIONED IN A QUIET AND TRANQUIL SETTING. The accommodation here enjoys large windows throughout which allows the natural light to stream through, there is a spacious living and dining room with an exposed brickwork fireplace fitted with a gas fire and two sets of patio doors opening to the established garden. The EAT-IN KITCHEN is fitted with contemporary units which house integrated appliances and there is a SEPARATE UTILITY ROOM/garden room. The principal bedroom benefits from a DRESSING ROOM and there are two further bedrooms along with a large shower room and additional cloakroom. Externally the garden enjoys a large patio which provides an idyllic space to dine al-fresco, it's followed by a generous expanse of lawn bordered by mature planted with ROLLING COUNTRYSIDE VIEWS as a picturesque backdrop. At the front of the house there is a DRIVEWAY providing off road parking and giving access to the garage.

**GROUND FLOOR**  
972 sq.ft. (90.3 sq.m.) approx.



**1ST FLOOR**  
511 sq.ft. (47.5 sq.m.) approx.



**TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.**

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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