



## The Firs Windsor Way, Winchelsea Beach, TN36 4NH

AN ATTRACTIVE TWO BEDROOM DETACHED BUNGALOW, SITUATED WITHIN A SMALL CUL-DE-SAC JUST OFF VICTORIA WAY IN THE POPULAR WINCHELSEA BEACH AREA, IDEALLY POSITIONED BETWEEN THE HISTORIC TOWNS OF HASTINGS & RYE WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL AMENITIES, BUS SERVICES, THE PROMENADE AND THE BEACH.

The property is immaculately presented with comfortable living accommodation to include a 13'3 x 12'0 dual aspect living room, a 19'5 x 9'8 kitchen/diner with patio doors leading to & overlooking the rear gardens, a 13'9 x 9'3 main bedroom, a 9'11 x 7'10 second bedroom as well as a contemporary bathroom/w.c with over bath shower. Outside, there is a driveway to the front providing off road parking, level access to both sides of the bungalow and a particular feature is the 55ft x 38ft patio & lawned rear garden which is timber fence enclosed.

Further benefits include gas fired central heating, double glazing and the property is available CHAIN FREE. Viewing is considered essential to appreciate this lovely bungalow within walking distance of the beach & local countryside walks.

Price £350,000

# The Firs Windsor Way, Winchelsea Beach, TN36 4NH



- Two Bedroom Detached Bungalow
- Walking Distance to the Beach
- 19'5 x 9'8 Kitchen/Diner
- To Be Sold Chain Free
- Immaculately Presented Throughout
- Close To Local Amenities
- Modern Fitted Bathroom/W.C
- Popular Winchelsea Beach Area
- Dual Aspect Living Room
- Off Road Parking for 2 cars

## Entrance Porch/Utility

## Entrance Hall

## Living Room

13'3 x 12'0 (4.04m x 3.66m)

## Kitchen/Diner

19'5 x 9'8 (5.92m x 2.95m)

## Bedroom One

13'9 x 9'3 (4.19m x 2.82m)

## Bedroom Two

9'11 x 7'10 (3.02m x 2.39m)

## Bathroom/W.C

7'4 x 5'0 (2.24m x 1.52m)

## Outside

## Front Garden

## Driveway

## Rear Garden

55'0 x 38'0 (16.76m x 11.58m)





# Floor Plan

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	