









# 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.

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







- Two Bedroom Detached Bungalow Immaculately Presented Throughout Popular Winchelsea Beach Area

- Walking Distance to the Beach
- Close To Local Amenities
- Dual Aspect Living Room

- 19'5 x 9'8 Kitchen/Diner
- Modern Fitted Bathroom/W.C
- Off Road Parking for 2 cars

To Be Sold Chain Free

# **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)

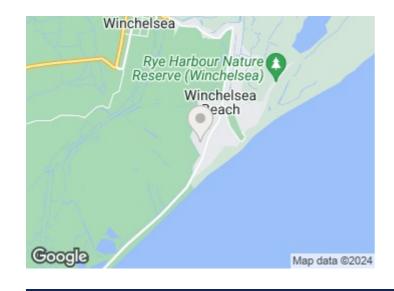
#### **Outside**

## **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.









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