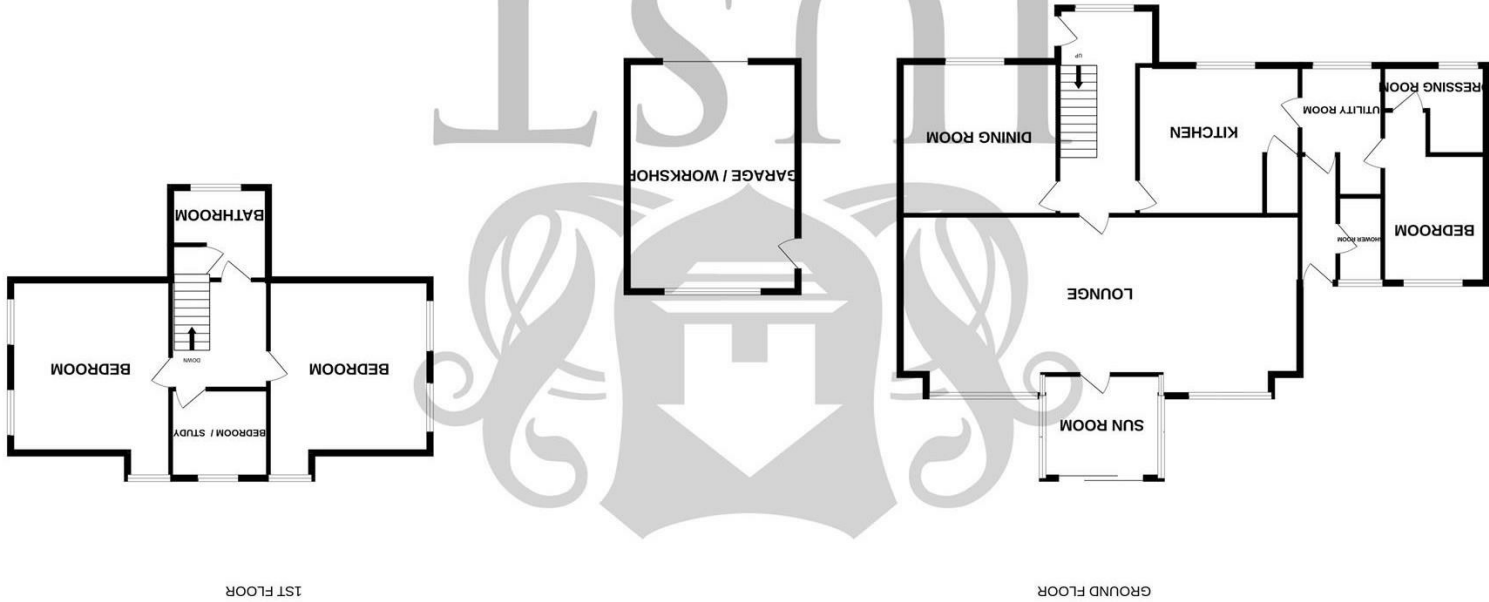




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	65	76
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 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.

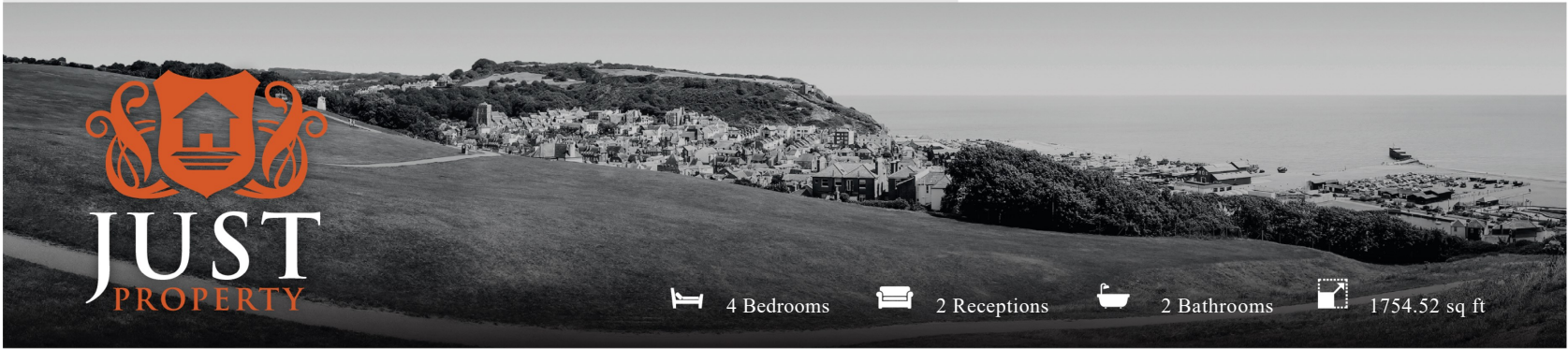
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FLOORPLANS

St Andrews Peep, Winchelsea Road, Guestling, TN35 4LW

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1754.52 sq ft

St Andrews Peep, Winchelsea Road, Guestling, TN35 4LW

Freehold

£600,000





Freehold

£600,000



4 Bedrooms 2 Receptions 2 Bathrooms 1754.52 sq ft

PROPERTY DETAILS

CHAIN FREE

A charming and spacious 1920s detached home, offering four to five bedrooms and two to three reception rooms, set on a generous plot on the northern outskirts of Hastings. Ideally positioned with immediate bus links to the historic towns of Hastings and Rye, the property is also conveniently close to local amenities in Ore Village.

This versatile home boasts an impressive 33'0 x 17'0 twin-bay living room with a feature fireplace, providing a warm and inviting space for relaxation. An adjoining sunroom offers additional living space, while a separate dining room (which could also serve as a fifth bedroom) adds to the flexibility of the layout. The ground floor further benefits from a newly fitted shower room/WC, as well as a spacious ground-floor bedroom with a dressing room. The well-appointed 13'2 x 12'8 kitchen/breakfast room comes complete with built-in appliances, offering both practicality and style.

On the first floor, there are two generous double bedrooms, both with built-in wardrobes, and eaves storage. A third single bedroom/study and an updated family bathroom/WC complete the upper level.

The property is approached via a gated entrance leading to a sweeping driveway, an attractive front garden, and a large garage/workshop. One of its standout features is the beautiful south-facing rear garden, featuring both patio and lawned areas—perfect for those with a passion for gardening. The setting is further enhanced by breath-taking, uninterrupted views across open fields toward Fairlight Hall and St. Andrews Church, with far-reaching sea views beyond Fairlight and Pett.

Additional benefits of this CHAIN FREE property, include gas-fired central heating and double glazing throughout. The property could benefit from modernising and redecoration internally. Viewing is highly recommended and strictly by appointment with the sole agents, Just Property.

W3W Location - ///stand.pumps.along

ROOM DIMENSIONS

Front Door	Bedroom
Reception Hallway	14'2" x 13'5" (4.34 x 4.09)
16'11" x 5'10" (5.18 x 1.78)	Eaves Storage
Family Lounge	Bedroom
33'0" x 16'11" max (10.06 x 5.18 max)	14'2" x 13'5" (4.32 x 4.09)
Sun Room	Eaves Storage
10'0" x 8'5" (3.05 x 2.57)	Bedroom / Study
Kitchen / Breakfast Room	7'4" x 5'8" (2.24 x 1.73)
13'1" x 12'7" (4.01 x 3.86)	Family Bathroom
Dining Room	Front Garden
13'1" x 11'1" (4.01 x 3.386)	Off Road Parking
Utility Room	Garage / Workshop
Shower / WC	19'7" x 13'8" (5.98 x 4.17)
Bedroom	Greenhouse
12'11" x 8'3" (3.95 x 2.52)	Rear Garden
Dressing Room	
8'3" x 7'1" max (2.53 x 2.16 max)	
Stairs to Landing	

FEATURES

- CHAIN FREE
- Four Bedrooms and Two New Bathrooms
- Three Reception Rooms
- 1920's Detached Family Home
- Large Plot With Ample Gardens
- Stunning Uninterrupted Views Towards Sea
- Great Opportunity
- Requires Some Redecoration
- Lovely Mature Gardens
- Close To Schools, and Hastings Country Park



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.