

Gralyn Place Pett Level Road, Winchelsea Beach Winchelsea TN36 4ND

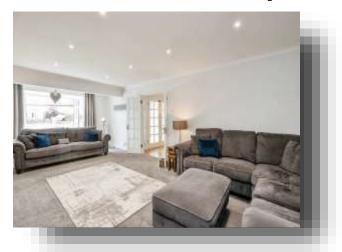


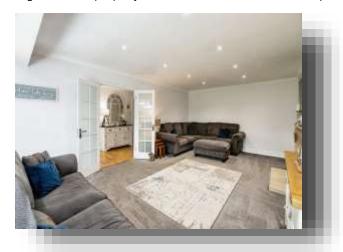
### welcome to

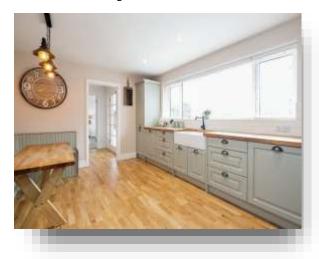
## **Gralyn Place Pett Level Road, Winchelsea Beach Winchelsea**

Beach is on your door step, this beautiful Detached four double bedroom bungalow situated in the centre of the coastal village of Winchelsea Beach, close to the historic town of Rye 10 minutes away, Rye harbour is just 10 minutes away and is close to M20 to London, the property backs onto a recreational area. The property benefits from off street parking and garage. Additional features include a low maintenance garden area, rear garden and front garden with En-suite bathroom to the main Bedroom. This property comes with, electric garage door, 18th edition electrical consumer unit, nest smart thermostat, stylish electric fireplace in lounge, main front door is a composite very secure. High end Wren kitchen with solid oak worktops.

The kitchen / diner has a fitted corner bench, huge sink with access to rear garden. This property is close to Winchelsea beach, shops and a 15 minute drive to Hastings town centre.













#### Lounge

24' 2" x 13' (7.37m x 3.96m)

Double glazed windows, Radiators, bay window, Fireplace

#### **Kitchen**

15' 1" x 14' 1" ( 4.60m x 4.29m ) Double glazed windows, Radiators, Corner Bench dining table, Fridge freezer, Gas cooker, access to

rear garden

#### **Bathroom**

Large bath, tiled flooring

#### **Bedroom One**

13' 5" x 11' (4.09m x 3.35m) Double glazed windows, Radiators

#### En Suite Bedroom Two

11' x 10' 9" ( 3.35m x 3.28m ) Double glazed windows, Radiators

#### **Bedroom Three**

11' 2" x 8' 6" (  $3.40 \text{m} \times 2.59 \text{m}$  ) Double glazed windows, Radiators

#### **Bedroom Four**

12' 9" x 9' 8" ( 3.89m x 2.95m ) Double glazed windows, Radiators



Total floor area 151.5 sq.m. (1,631 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





## welcome to

# **Gralyn Place Pett Level Road, Winchelsea Beach Winchelsea**

- **Detached Bungalow**
- Modern Kitchen
- Four Bedrooms
- Lounge
- En Suite to Master Bedroom
- Off Road parking
- Garage
- Front and Rear Gardens

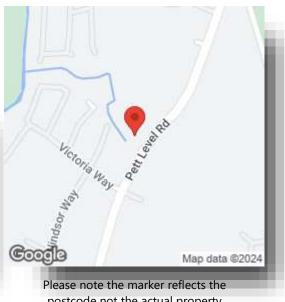
Tenure: Freehold EPC Rating: D

# £475,000

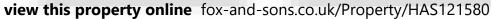








postcode not the actual property





Property Ref: HAS121580 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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