



ESTATE AGENTS

Thorsfield, Winchelsea Road, Hastings, TN35 4LW

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Price £549,950

PCM Estate Agents are delighted to present to the market CHAIN FREE this ATTRACTIVE OLDER STYLE BAY FRONTED FOUR BEDROOM HOUSE with accommodation spanning THREE FLOORS. Set back from the road with an incredibly PRIVATE AND SECLUDED POSITION, with a lovely FAMILY FRIENDLY REAR GARDEN, FAR REACHING VIEWS and an ALLOTTED PARKING SPACE.

This OLDER STYLE CHARACTERFUL HOME offers modern comforts including gas fired central heating, double glazing, TWO MODERN BATHROOMS and a MODERN KITCHEN. The accommodation comprises a spacious practical porch being ideal for families with children to take off muddy shoes and coats, from here you can access the hall, TRIPLE ASPECT LOUNGE-DINING ROOM, kitchen and CONSERVATORY. To the first floor the landing provides access to THREE DOUBLE BEDROOMS and a bathroom, with the final BEDROOM and bathroom on the second floor. There are some LOVELY COUNTRYSIDE VIEWS that can be enjoyed from various rooms within the home.

Conveniently positioned on the northern outskirts of Hastings, close to popular schooling establishments, within easy reach of Hastings Country Park and access roads leading to the nearby Cinque Port town of Rye, Icklesham, Pett and Fairlight as well as Hastings town centre with its range of amenities.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE PORCH

11'2 max x 6'9 (3.40m max x 2.06m)

Large space for taking off shoes and coats, large storage cupboard housing the wall mounted boiler, double glazed window to front aspect, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, double glazed window to side aspect, radiator, oak flooring, telephone point, wall mounted thermostat control for gas fired central heating, door opening to:

LOUNGE-DINING ROOM

27'2 into bay x 12' narrowing to 11'9 (8.28m into bay x 3.66m narrowing to 3.58m)

Radiators, fireplace with wood burner, bespoke fitted joinery to chimney alcove with recessed shelving over, oak flooring, triple aspect room with double glazed window to side, double glazed bay window to front aspect with lovely views over the front garden, double glazed French doors offering a pleasant outlook and access onto the family friendly garden.

KITCHEN

10'4 x 9'9 (3.15m x 2.97m)

Measurement excludes door recess. Wood effect vinyl flooring, radiator, under stairs storage cupboard housing the consumer unit and a good sized storage area, inset down lights, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, four ring electric hob with oven below and extractor over, inset ceramic Belfast sink with mixer tap, double glazed window to rear aspect with lovely views down the garden, double glazed French doors to side elevation providing access to:

CONSERVATORY

10'7 x 8'9 (3.23m x 2.67m)

UPVC construction with double glazed windows to front, side and rear elevations, double glazed French doors to rear elevation providing access onto the decked veranda and the main garden beyond, apex glass roof, wall lighting, power points, radiator

FIRST FLOOR LANDING

Stairs rising to the second floor, storage cupboard, leading to:

BEDROOM

13'5 max x 12'3 (4.09m max x 3.73m)

Radiator, fitted wardrobes, double glazed window to front aspect with lovely views over the enclosed front garden and far reaching views beyond to the countryside and towards Fairlight Hall.

BEDROOM

11'7 x 10'1 (3.53m x 3.07m)

Radiator, double glazed window to rear aspect with views over the rear garden and far reaching views beyond over neighbouring properties to the rear, over countryside and fields.

BEDROOM

10'2 x 9'8 (3.10m x 2.95m)

Radiator, dual aspect room with double glazed windows to side and rear elevations again benefitting from lovely views over countryside and fields.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, pedestal wash hand basin with tiled splashbacks, part tiled walls, radiator, double glazed windows to side and front elevations allowing for lovely expansive views over neighbouring property and to countryside and fields beyond.

SECOND FLOOR LANDING

Leading to:

BEDROOM

11'8 x 7'5 (3.56m x 2.26m)

Access to eaves storage, wood flooring, radiator, Velux window to either side of the roof elevations having lovely views extending over countryside and fields and even views to the sea.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, glass shower screen, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, ladder style heated towel rail, part tiled walls, extractor fan for ventilation, wood effect laminate flooring, double glazed window to rear aspect with lovely views.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road with steps up to the front garden. The front garden is enclosed with hedged boundaries, established plants and shrubs, small trees and a path leading to the front door. The property is incredibly private with gated side access leading to:

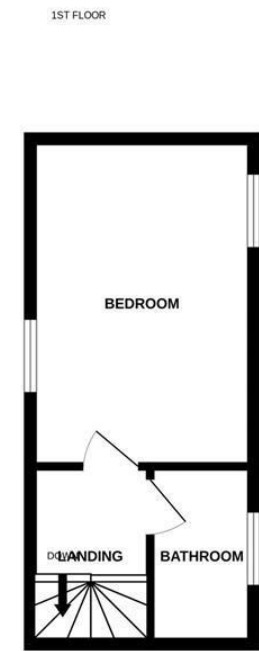
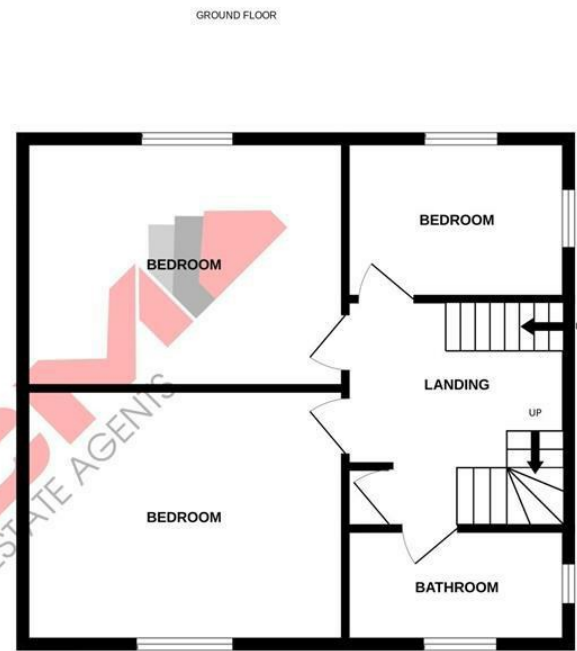
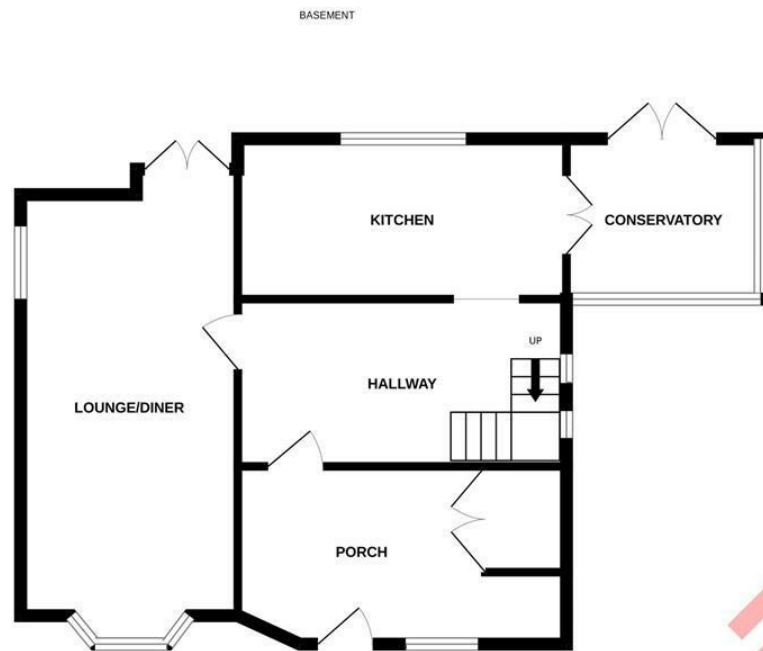
REAR GARDEN

Decked patio abutting the property, summer house, further decked patio seating/ entertaining area at the bottom of the garden, meandering block paved path, lawned area, combination of hedged and fenced boundaries, gated rear access, path leading to an allocated parking space.









Approximately 1463 sq/feet or 136 sq/meters

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) 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		
	56	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.