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Offers In Excess Of £500,000

PCM Estate Agents are delighted to present to the market a RARE & EXCITING OPPORTUNITY to acquire this UNIQUE/INDIVIDUAL DETACHED FOUR/ FIVE BEDROOM FAMILY HOME positioned on this incredibly sought-after road on the outskirts of Hastings, within easy reach of popular schooling establishments, nearby amenities within Ore and within easy reach of Hastings Country Park.

The property has undergone EXTENSIVE REFURBISHMENT works and has been EXTENDED by the existing owner. The accommodation is adaptable and arranged over two floors comprising an entrance porch, entrance hall, IMPRESSIVE LIVING ROOM with BI-FOLD doors onto a decked patio which offers lovely views over the front garden and far reaching views beyond towards Kent. From the living room you can access the KITCHEN-DINING-FAMILY ROOM which transitions nicely into a separate UTILITY bringing practicality to this family home. There is also a further room that could be used as a home office/study/playroom or optional fifth bedroom, along with a GROUND FLOOR BEDROOM and a bathroom with bath and shower. Upstairs, the landing gives access to the MASTER BEDROOM with partially VAULTED CEILINGS and a LARGE FEATURE WINDOW that opens onto a Juliette Balcony having LOVELY VIEWS over the front garden and far reaching views over countryside towards Kent. There are TWO FURTHER DOUBLE BEDROOMS with ample storage and a SHOWER ROOM.

This lovely home has a driveway providing OFF ROAD PARKING for multiple vehicles and a DETACHED GARAGE. The garage however is currently utilised as a store room but could be re-instated as a garage with the addition of a garage door.

Occupying an elevated position set back from the road offering plenty of privacy with a good sized family friendly front and rear garden with a decked patio to the front whilst to the rear a lovely stone patio offers space to relax and eat al-fresco, mean while there are established borders and areas of lawn making it a family friendly outdoor space.

WOODEN PARTIALLY DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Practical space for taking off shoes and hanging coats, wood laminate flooring, further wooden partially glazed door opening to:

HALLWAY

Stairs rising to upper floor accommodation, under stairs storage cupboard, wall mounted vertical column style radiator, wall mounted digital control for gas fired central heating, wood laminate flooring,

LIVING ROOM

20'6" narrowing to 15' x 12'3" narrowing to 8'6" (6.25m narrowing to 4.57m x 3.73m narrowing to 2.59m)

Impressive reception space ideal for family living, wood flooring laid in herringbone pattern, two vertical column style radiators, television and telephone points, double glazed bi-folding doors to the front elevation opening to the decked veranda, having views over the front garden and far reaching views over the countryside beyond that can also be enjoyed from inside the room. Open plan to:

KITCHEN-DINING-FAMILY ROOM

23'3" x 13'2" (7.09m x 4.01m)

Built with a range of base level cupboards and drawers, stone countertops with matching upstands, AEG induction hob, sunken sink with Blanco mixer tap and moulded drainer into the countertop, waist level AEG oven, tiled flooring, ample space for dining table, integrated drinks cooler, breakfast bar seating area, two column style radiators, inset down lights, return door to entrance hall and further door to:

UTILITY SPACE

11'3" x 7' (3.43m x 2.13m)

Continuation of the tiled flooring which matches the kitchen, column style radiator, down lights, further range of base and wall mounted cupboards with worktops over, circular stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, double glazed window to rear aspect with views onto the rear garden, door opening to:

ADDITIONAL ROOM

12'7" x 7'1" (3.84m x 2.16m)

Could be utilised as a fourth bedroom, playroom or home office. Column style radiator, double glazed window to front aspect.

BEDROOM

13'5 x 11'6 (4.09m x 3.51m)

Wood laminate flooring, radiator, double glazed window to rear aspect with views onto the garden.

DOWNSTAIRS BATHROOM/ SHOWER ROOM

Panelled bath with mixer tap, large walk in shower, concealed cistern dual flush low level wc incorporating to the side a vanity enclosed wash hand basin with chrome mixer tap, partially aquaborded walls, ladder style heated towel rail, down lights, double glazed frosted glass window to side aspect.

FIRST FLOOR LANDING

Built in storage areas, access to:

MASTER BEDROOM

13'1 narrowing to 10'5 x 9'9 (3.99m narrowing to 3.18m x 2.97m)

Impressive room with a partially vaulted ceiling, double glazed windows and French doors to Juliette balcony with doors opening inwards, glass safety balustrade and outstanding far reaching views over the garden and beyond over neighbouring countryside and fields, column style radiator.

BEDROOM

15'2 max x 9'9 max (4.62m max x 2.97m max)

Dual aspect room with double glazed window to side and further double glazed window to rear with views onto the garden, wall mounted column style radiator.

BEDROOM

15'2 max x 9'8 max (4.62m max x 2.95m max)

Inset down lights, wall mounted column style radiator, built in storage area, double glazed window to rear aspect with views onto the garden, double glazed window to side aspect with far reaching views over countryside and towards Dungeness.

SHOWER ROOM

Current unfinished. Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, column style radiator, shower unit, extractor fan for ventilation.

REAR GARDEN

Enclosed with a patio abutting the property, raised pond, section of lawn, established plants and shrubs.

OUTSIDE - FRONT

The property is set back from the road and occupies an elevated position with steps up and path to the front door. There is a driveway providing off road parking for multiple vehicles and a front garden being laid to lawn with a decked veranda that allows for lovely views back across the garden and far reaching views beyond, hedged boundaries, side access to rear garden.

GARAGE

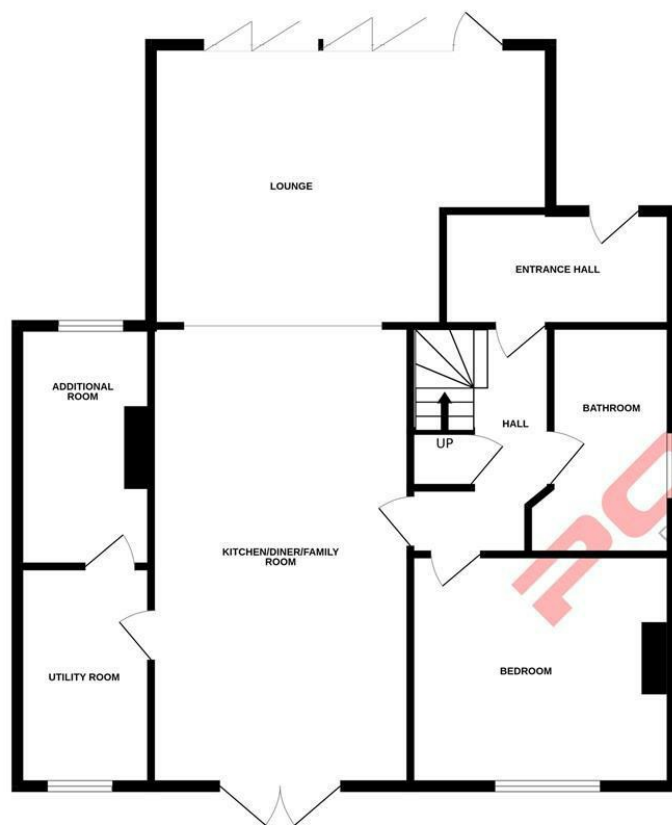
Currently utilised as a store room, power and light, double glazed single opening door. This could be re-instated as a garage, subject to the addition of a garage door.



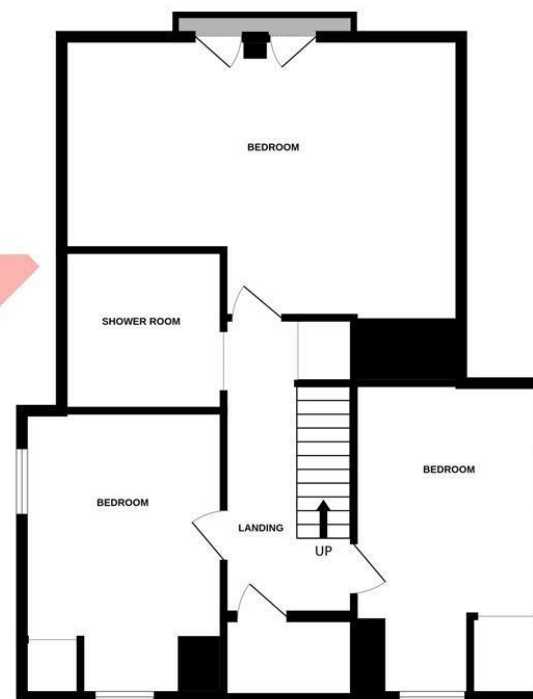




GROUND FLOOR



1ST FLOOR



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		
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.