



Winsome, Shepherds Way, Hastings, TN35 4BB

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Guide Price £425,000

** GUIDE PRICE £425,000 TO £450,000 **

PCM Estate Agents welcome to the market an opportunity to acquire this 1930's SEMI-DETACHED THREE BEDROOM FAMILY HOME, occupying an enviable position with a LARGE PLOT and GARDENS EXTENDING TO THE FRONT, SIDE AND REAR. There is also the benefit of OFF ROAD PARKING and a GARAGE. Offered to the market CHAIN FREE.

Whilst the property is IN NEED OF MODERNISATION, it does offer potential for the eventual buyer to place their own personality into this lovely home. The property does benefit of gas fired central heating and double glazed windows.

Accommodation is arranged over two floors comprising a lounge, KITCHEN-DINING ROOM, UTILITY, ground floor shower room, upstairs landing, THREE WELL-PROPORTIONED BEDROOMS and a family bathroom. Occupying a CORNER PLOT with REAR VEHICULAR ACCESS. The MANICURED GARDENS are a delightful feature of this 1930's FAMILY HOME with lush areas of lawn and established planted borders and shrubs, offering plenty of space to entertain, eat al-fresco or for families with children to play.

The property is well-placed within the village and is situated within easy reach of local amenities and popular walks. Viewing comes highly recommended, please call the owners agents now to book your appointment.

UPVC DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Open plan to the living area, the original party wall could be reinstated to segregate the space if required. Stairs rising to upper floor accommodation, under stairs storage, window to front aspect, door to:

DOWNSTAIRS WC/ SHOWER ROOM

Low level wc, walk in shower enclosure with electric shower, wash hand basin, part tiled walls, ample storage space, double radiator, double glazed obscured glass window to side aspect.

LIVING ROOM

19' max x 16'2 into bay (5.79m max x 4.93m into bay)

Measurement includes the entrance hall. Picture rail, double radiator, tiled fireplace with wooden surround and tiled hearth, television point, telephone point, bespoke fitted cabinetry, double radiator, double glazed bow window to front aspect with lovely views over the front garden, door to:

KITCHEN

11'4 narrowing to 10'3 x 8'4 (3.45m narrowing to 3.12m x 2.54m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, space for gas cooker, inset drainer-sink unit, tiled floor, opening to the dining room and door to side aspect opening into the utility room, double glazed window to rear aspect with lovely views onto the garden.

DINING ROOM

11'9 x 9'9 (3.58m x 2.97m)

Two double radiators, picture rail, television point, double glazed French doors providing a pleasant outlook and access onto the garden.

UTILITY

10'7 x 6'4 (3.23m x 1.93m)

Space and plumbing for washing machine and tumble dryer, tiled flooring, windows to both front and rear elevations, as well as to the side aspect, wooden partially glazed French doors opening onto the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, telephone point, loft hatch providing access to loft space, doors to:

BEDROOM

14'1 x 12' (4.29m x 3.66m)

Built in cupboard, radiator, fitted wardrobes, double glazed window to front aspect.

BEDROOM

12' x 11'4 (3.66m x 3.45m)

Fitted wardrobes, picture rail, airing cupboard housing the immersion heater and boiler, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

8'4 x 7'5 (2.54m x 2.26m)

Radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Concealed cistern low level wc, pedestal wash hand basin, bath with mixer tap and shower attachment, tiled walls, radiator, double glazed window with obscured glass to side aspect.

OUTSIDE - FRONT

Set back from the road with a lovely manicured secure front garden with pathway to front door and sections of lawn either side, established planted borders and an open boundary to the rear garden.

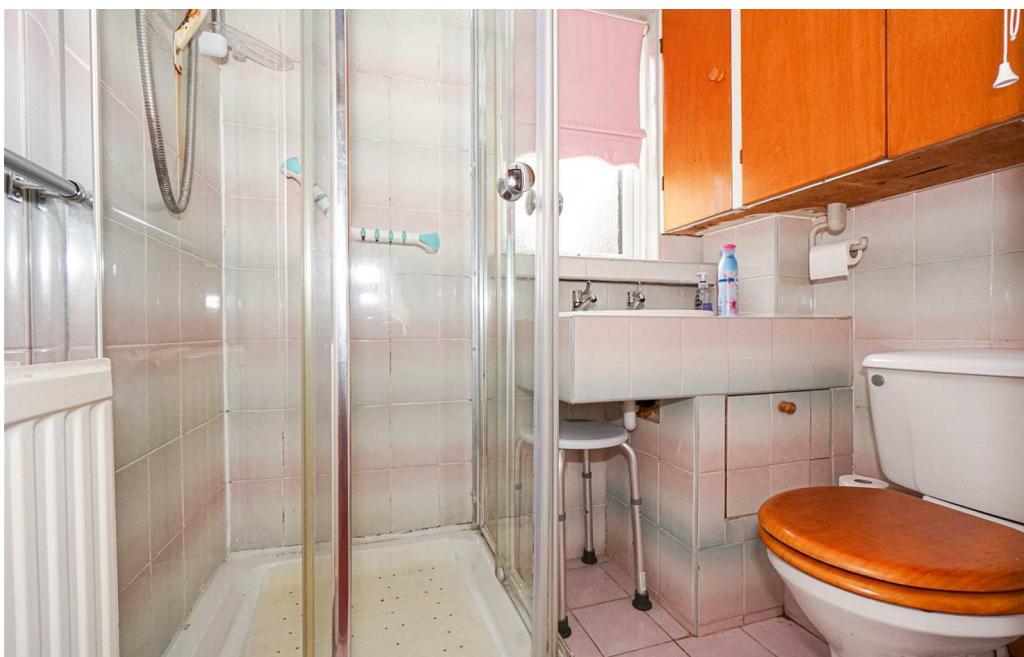
REAR GARDEN

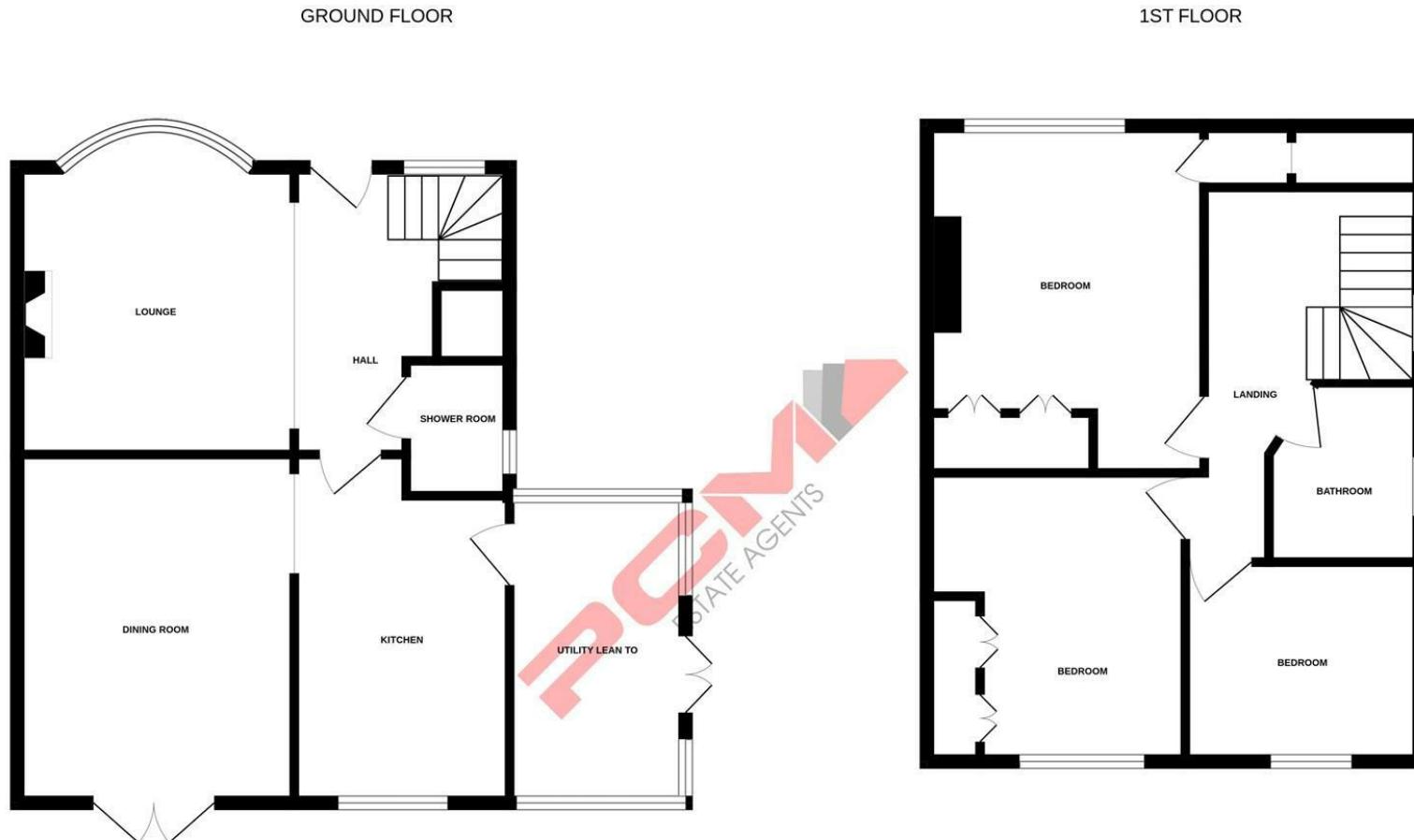
Expansive and family friendly with mature plants, shrubs and trees, pond, patio area and lush areas of lawn. The garden does extend to in excess of 100 feet and to the rear is a concrete hard-standing with double opening gates providing off road parking. There is also a timber garage and ample space to park several cars or a caravan/ motorhome.

Council Tax Band: D









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	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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	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.