



ESTATE AGENTS

**56, Winterbourne Close, Hastings, TN34 1XQ**

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**Price £389,950**

PCM Estate Agents are thrilled to introduce a rare and exciting opportunity to acquire this DOUBLE FRONTED DETACHED FOUR DOUBLE BEDROOM FAMILY HOME, set on a highly sought-after road on the outskirts of Hastings Town Centre. With its DOUBLE GARAGE, a generous FOUR-CAR DRIVEWAY, and ESTABLISHED REAR GARDEN this home offers a blend of space and potential. While it would benefit from some modernisation, it's the perfect canvas for someone to inject their own style into this lovely home.

The property already benefits from gas-fired central heating, double glazing, and SOLAR PANELS, ensuring energy efficiency and long-term savings. Inside, the accommodation spans two floors, beginning with a welcoming entrance hall, a DOWNSTAIRS WC, a DUAL ASPECT LIVING ROOM, a separate DINING ROOM, and a SPACIOUS KITCHEN. Upstairs, a broad landing leads to FOUR GENEROUS DOUBLE BEDROOMS and a SHOWER ROOM.

Perfectly positioned, it is within easy reach of Linton Gardens, Alexandra Park, and Hastings town centre, complete with a mainline railway station offering direct links to London. With the seafront, promenade, and a wealth of amenities all close by, this is a home brimming with potential.

Viewing is highly recommended, please call PCM Estate Agents today to arrange your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Spacious with plenty of practical storage space, double radiator, stairs rising to upper floor accommodation, under stairs storage cupboard with wall mounted security alarm pad, wall mounted thermostat control for gas fired central heating, telephone point, doors opening to:

#### **CLOAKROOM**

Concealed cistern low level wc, vanity enclosed wash hand basin with tiled splashbacks, double glazed pattern glass window to side aspect.

#### **DUAL ASPECT LIVING ROOM**

21'2 x 10'10 (6.45m x 3.30m )

Coving to ceiling, double radiator, single radiator, television point, gas fire, two ceiling lights, double glazed box bay window to front aspect with views over the front garden, double glazed sliding patio doors providing access to the rear garden.

#### **SEPARATE DINING ROOM**

10'5 x 9'9 (3.18m x 2.97m)

Serving hatch through to kitchen, double radiator, double glazed window to rear aspect with views over the rear garden.

#### **KITCHEN-BREAKFAST ROOM**

17' x 8'9 (5.18m x 2.67m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, double inset drainer-sink with mixer tap, space for tall fridge freezer, double radiator, serving hatch through to dining room, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for freestanding gas cooker with cooker hood over, wall mounted boiler, double aspect room with double glazed window and door to side elevation, and a double glazed window to rear elevation with views onto the established garden.

#### **FIRST FLOOR LANDING**

Spacious with loft hatch having pull down ladder leading to a spacious area that is part boarded and insulated, built in cupboard, doors to:

#### **BEDROOM**

12'7 x 10'4 (3.84m x 3.15m)

Radiator, fitted bedroom furniture, double glazed window to front aspect.

#### **BEDROOM**

12'5 x 10'10 (3.78m x 3.30m)

Radiator, two built in double wardrobes, double glazed window to front aspect.

#### **BEDROOM**

11'4 x 8'8 (3.45m x 2.64m)

Built in double wardrobe, double glazed window to rear aspect with a lovely sea view.

#### **BEDROOM**

11'1 x 9'11 (3.38m x 3.02m)

Radiator, double glazed window to rear aspect with sea views.

#### **SHOWER ROOM**

Walk in shower with pull down seat and hand rail, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, heated towel rail, part tiled walls, shaver point, double glazed obscured glass window for privacy to rear aspect.

#### **REAR GARDEN**

Beautifully landscaped and established with a stone patio abutting the property, extending to a path leading down the side elevation with gated access to the front. There is a pond, wooden shed, fenced boundaries and plenty of colour. The garden is south-facing and enjoys sunshine throughout the day.

#### **DOUBLE GARAGE**

16'5 x 16' (5.00m x 4.88m)

Twin up and over doors, apex roof allowing for potential storage in the rafters, power and light.

#### **OUTSIDE - FRONT**

Large driveway providing ample parking for multiple vehicles, area of lawn, path to front door, established planting beds and borders.

#### **AGENTS NOTE**

There are 2 solar systems:

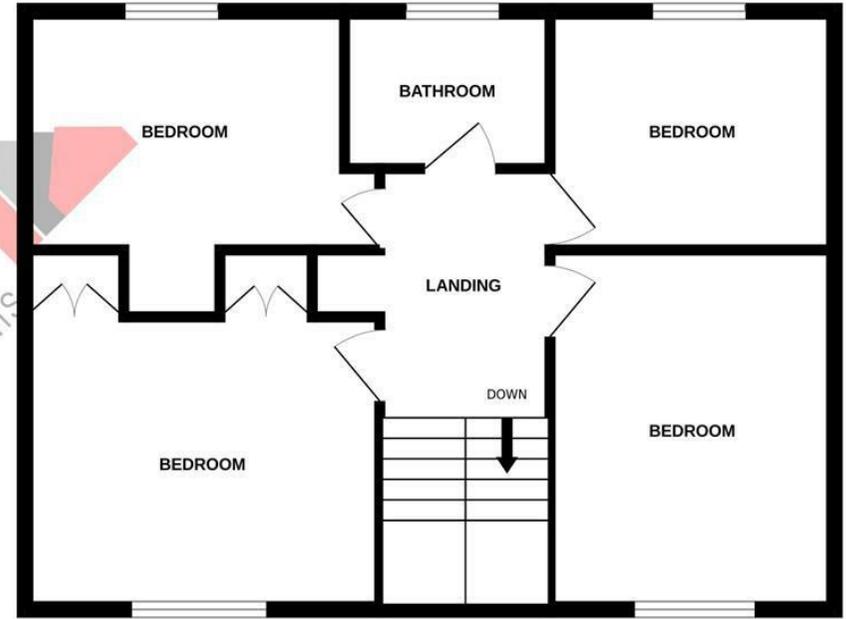
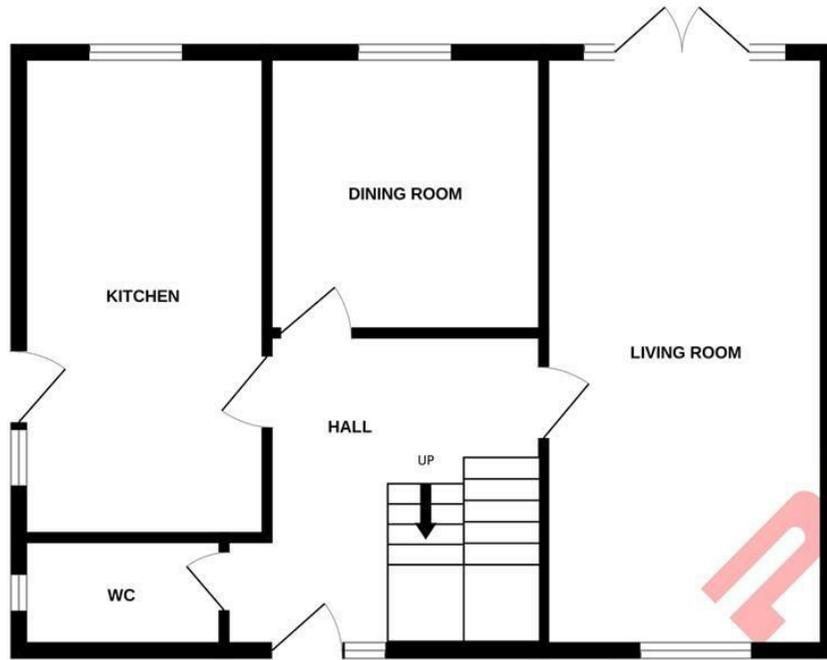
1. PV (photovoltaic) panels generating electricity which is fed back to the national electricity Grid and which generated in 2025 approximately GBP 2084 income in 'feed-in tariff'.
2. Solar hot water panels generating domestic hot water (through solar heat transfer to water).

Council Tax Band: E



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.