





## welcome to

# Winchelsea Road, Hastings

This three-bedroom mid-terraced house, arranged over three floors, offers versatile and well-planned accommodation ideal for family living. It boasts two reception rooms, a downstairs bathroom, living room, dining room, and a private rear garden.











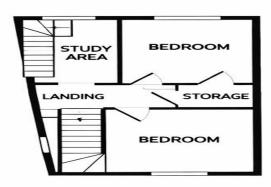




APPROX. FLOOR AREA

376 SQ.FT.

(34.9 SQ.M.)





15T FLOOR APPROX. FLOOR AREA 285 SQ.FT. (26.5 SQ.M.) 2ND FLOOR APPROX. FLOOR AEA 190 SQ.FT. (17.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 SQ.M.)

#### **Entrance Hall**

## **Living Room**

11' 11" x 12' 6" ( 3.63m x 3.81m )

## **Dining Room**

9' 10" x 12' ( 3.00m x 3.66m )

#### Kitchen

7' 4" x 7' 9" ( 2.24m x 2.36m )

#### **Bathroom**

5' 5" x 7' 5" ( 1.65m x 2.26m )

## **First Floor Landing**

#### **Bedroom One**

9' 9" x 9' 11" ( 2.97m x 3.02m )

#### **Bedroom Two**

8' 5" x 9' 7" ( 2.57m x 2.92m )

## **Reception Room**

#### **Second Floor**

#### **Bedroom Three**

12' 1" x 12' 2" ( 3.68m x 3.71m )

#### **Rear Garden**

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- THREE BEDROOM
- MID TERRACED HOUSE
- ARRANGED OVER THREE FLOORS
- PRIVATE REAR GARDEN
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £235,000







The Aido winchelse and the Coole and Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: HAS123522 - 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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