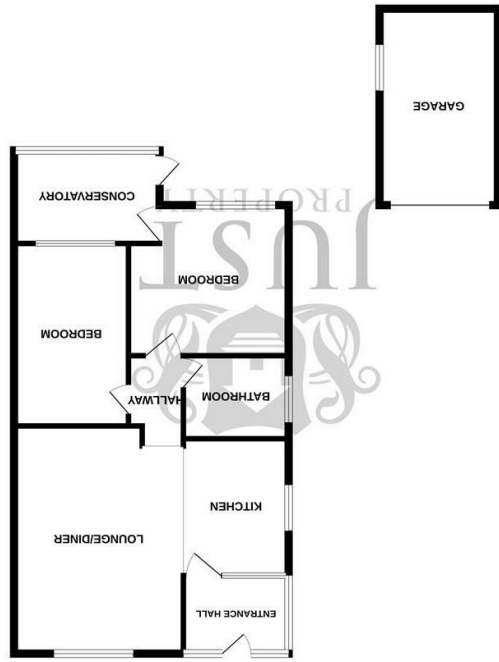


England & Wales	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	55
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

These energy ratings have been calculated in accordance with the provisions of the Building Regulations 2010. The energy ratings are based on the information provided in the Energy Performance Certificate (EPC) and are not a guarantee of performance. The energy ratings are based on the information provided in the EPC and are not a guarantee of performance. The energy ratings are based on the information provided in the EPC and are not a guarantee of performance.



GROUND FLOOR



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22 Harbour Farm, Winchelsea Beach, TN36 4LP

FLOORPLANS



2 Bedrooms 2 Receptions 1 Bathrooms 722.18 sq ft

Freehold

£329,950

22 Harbour Farm, Winchelsea Beach, TN36 4LP





2 Bedrooms 2 Receptions 1 Bathrooms 722.18 sq ft

PROPERTY DETAILS

Located within the quiet cul-de-sac of Harbour Farm at Winchelsea Beach, this delightful semi-detached bungalow offers a wonderful combination of comfort, practicality and coastal living. Situated in a peaceful residential setting and originally built in 1965, the property provides well-balanced accommodation extending to approximately 645 sq. ft., making it an ideal home for those seeking manageable single-storey living without compromising on space.

The accommodation is arranged to provide a bright and welcoming open plan living area which flows seamlessly into the fitted kitchen/breakfast room, creating an excellent sociable space for both relaxing and entertaining. The kitchen is fitted with a range of units and offers ample space for everyday dining.

There are two well-proportioned bedrooms, both enjoying a pleasant outlook, together with a conveniently positioned bathroom serving the accommodation. The layout has been thoughtfully designed to provide comfortable and practical living throughout. The rear conservatory is an excellent addition.

A particular feature of the property is the generous off road parking, with space available for up to four vehicles, something rarely found in properties of this style and location. This makes the bungalow ideal for visiting family and friends or those requiring additional parking facilities. There is that extra triangular piece of Land to the front of the property.

Winchelsea Beach is highly regarded for its unspoilt coastline, relaxed atmosphere and access to beautiful surrounding countryside and nature reserves. Local amenities are within easy reach, while the nearby beach and scenic walks make this a fantastic location for those who appreciate outdoor and coastal living.

Overall, this nice bungalow presents an exciting opportunity to secure a well-positioned home within one of the area's most desirable coastal locations. Viewing is highly recommended.



ROOM DIMENSIONS

Front Door

Entrance Porch

Kitchen / Breakfast Area
15'4" x 7'8" (4.69 x 2.35)

Open Plan Lounge / Dining Room
16'7" x 12'6" (5.06 x 3.82)

Inner Hallway

Bathroom
7'3" x 6'0" (2.22 x 1.84)

Bedroom
13'4" x 9'5" (4.07 x 2.89)

Bedroom
12'10" x 10'4" (3.93 x 3.16)

Conservatory
10'5" x 7'4" (3.19 x 2.25)

Front Garden

Rear Garden

Off Road Parking

Garage

Stream Deck

FEATURES

- CHAIN FREE
- Semi Detached Bungalow
- Quiet Position
- Enclosed Rear Garden
- Lots of Off Road Parking
- Garage
- Open Plan Living Area
- Walking Distance from Shops, Post Office, Beach and Nature Reserve
- Very Well Presented

