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Campbell's

your local independent estate agent

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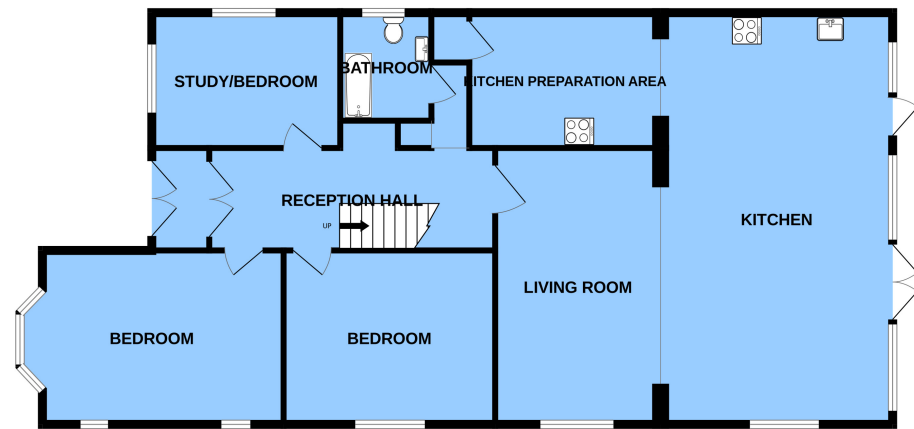
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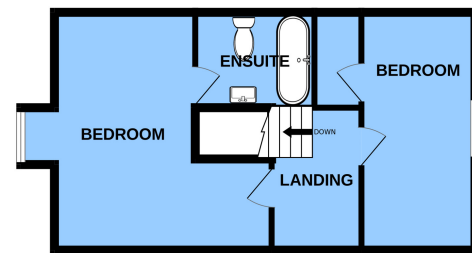
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
England, Scotland & Wales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

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. Made with Metropix ©2024



Windswept, Winchelsea Road, Guestling, East Sussex TN35 4LW

£675,000 freehold

Situated in a convenient location standing elevated with wonderful views, this detached 4/5 bedroom property has been significantly altered and upgraded to provide a generous and adaptable home with a wonderful open plan living/kitchen space, off road parking and large area of garden.

Detached Property
Large Garden

4/5 Bedrooms
Convenient Location

Open Plan Kitchen/Living
Room

Off Road Parking



Description

Viewing is essential to appreciate the elevated location and wonderful views of this detached house that has been subject to a comprehensive programme of extension and alteration to provide a deceptively spacious home. Inside the accommodation is laid out over two floors, the principal rooms being set out on the ground floor. The kitchen/living area is at the rear of the property and takes in wonderful views over the garden beyond. The kitchen is fitted with a luxurious range of units and opens into a large open plan living/dining area with wood burning stove. There are three bedrooms to the ground floor as well as a family bathroom with two additional bedrooms and an en-suite to the first floor. The rooms are all of good proportion and there is gas central heating and double glazing throughout the property. Approached over a driveway to the front which provides parking whilst to the rear is a garden that extends for some distance with various seating areas, established borders and large area of lawn. With its convenient location set within the centre of Guestling close to Hastings and Rye, viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings taking the first exit at the Bannatynes roundabout onto The Ridge and proceed all the way along to the traffic lights at Ore. Here turn left onto the A259 and proceed along for some distance and the property will be found along on the left hand side just before the White Hart.

What3Words:///focal.duke.from

THE ACCOMMODATION COMPRISES

A double glazed door to Entrance Porch with double doors opening into

RECEPTION HALL

19' 6" x 6' 0" (5.94m x 1.83m) with recessed lighting and stairs rising to first floor.

LIVING ROOM

17' 9" x 9' 10" (5.41m x 3.00m) with window to side and wood burning stove on raised hearth with a 13' 10" opening into

KITCHEN

27' 0" x 15' 3" (8.23m x 4.65m) a double aspect room with wide glazing and double doors opening onto the garden, recessed lighting, glazed roof lantern and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances and a large area of composite granite effect working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap and drainer. The kitchen is arranged around a centre island with breakfast bar and opens into an additional kitchen preparation area measuring 10' 8" x 8' 9" (3.25m x 2.67m) fitted with base and wall mounted units providing cupboards and drawers with a fitted double oven, pull out larder cupboard and space and plumbing for an American style fridge/freezer. A door opens into a cupboard housing the gas fired boiler and fuseboard.



BATHROOM

7' 0" x 6' 4" (2.13m x 1.93m) with obscured window to side and fitted with a P shaped bath with shower head, concealed cistern wc, large vanity unit with mirror and light above and heated towel rail.



BEDROOM

13' 10" x 11' 6" (4.22m x 3.51m) with window to side.



BEDROOM

18' 0" x 11' 5" (5.49m x 3.48m) max into bay window.

STUDY/BEDROOM

12' 10" x 9' 0" (3.91m x 2.74m) a dual aspect room.

FIRST FLOOR BEDROOM

15' 0" x 7' 8" (4.57m x 2.34m) with window taking in views to the rear, cupboard and eaves storage cupboard.

BEDROOM

14' 10" x 9' 8" (4.52m x 2.95m) L shaped with window to front, eaves storage space and door to

EN-SUITE BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) with Velux window and fitted with a Jacuzzi bath with centre taps, vanity sink unit, low level wc and heated towel rail.

OUTSIDE

The property is approached over a driveway that rises up and provides parking. The front gardens are established and hedge enclosed with areas of lawn and a variety of shrubs. Access is given to the side and rear where there is a raised area of railing enclosed gravel garden that takes in the far reaching rural views. The gardens extend for some considerable distance incorporating various areas of patio, predominantly hedge enclosed with many established plants, shrubs and specimen trees.



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.