



ESTATE AGENTS

**6, Playden Gardens, Hastings, TN34 2SH**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £550,000**

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this EXCEPTIONALLY WELL-PROPORTIONED FOUR/ FIVE BEDROOM DETACHED FAMILY HOME with DOUBLE GARAGE and a GOOD SIZED REAR GARDEN. Situated in a sought-after and RARELY AVAILABLE LOCATION, benefitting from modern comforts including gas central heating and double glazing.

Accommodation comprises an entrance porch, entrance hall, 18ft LOUNGE, separate DINING ROOM, optional FIFTH BEDROOM/ RECEPTION ROOM, kitchen, UTILITY ROOM and a DOWNSTAIRS SHOWER ROOM with WC. Upstairs, the landing provides access to FOUR DOUBLE BEDROOMS all with BUILT IN WARDROBES and a family bathroom. Externally the property benefits from the aforementioned DOUBLE GARAGE, AMPLE OFF ROAD PARKING and an EXCEPTIONALLY WELL-KEPT REAR GARDEN that offers ample space for entertaining whilst being ideal for a family to enjoy.

Situated in this highly sought after residential location within reach of local schools and bus routes to Hastings town centre with its comprehensive range of shopping facilities and mainline railway station. Please call the owners agents now to book your viewing and avoid disappointment.

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

Leading to:

#### **ENTRANCE PORCH**

Housing ample space for shoes and coats, further wooden door opening to:

#### **ENTRANCE HALL**

Stairs rising to the first floor, radiator, telephone point, storage cupboard with hanging space for coats with shelving above, door opening to:

#### **LOUNGE**

18'11 x 11'11 (5.77m x 3.63m)

Gas fireplace with stone surround, television point, aerial, radiator, double glazed window to front aspect.

#### **RECEPTION/ FIFTH BEDROOM**

12'10 x 9' (3.91m x 2.74m)

Radiator, double glazed window to front aspect overlooking the front garden and driveway.

#### **DINING ROOM**

9' x 8'11 (2.74m x 2.72m)

Providing ample seating space for table and chairs, radiator, laminate flooring, UPVC tilt and slide out door opening to the garden, door opening to utility room and archway opening to:

#### **KITCHEN**

9'11 x 9'1 (3.02m x 2.77m)

Range of eye and base level units with ample countertop space, inset one & ½ bowl sink with mixer tap, space for under counter fridge, electric four ring stove with electric oven beneath and extractor over, double glazed window to rear aspect overlooking the garden.

#### **UTILITY ROOM**

9'3 x 5'4 (2.82m x 1.63m)

Plumbing for washing machine and tumble dryer, space for fridge freezer, combi boiler, UPVC door opening to the side providing easy access to the double garage.

#### **DOWNSTAIRS SHOWER ROOM & WC**

9' max x 5'7 (2.74m max x 1.70m)

Mains pressure shower with shower tray, dual flush wc, inset sink with mixer tap and storage below, shaver point, chrome style heated towel rail, double glazed frosted window to side aspect.

#### **FIRST FLOOR LANDING**

Access to loft hatch, double glazed window to front aspect, airing cupboard housing ample space for towels and storage.

#### **BEDROOM**

12'2 x 10' (3.71m x 3.05m)

Built in wardrobe providing hanging space with shelving above, radiator, double glazed window to rear aspect with views over the garden.

#### **BEDROOM**

11'11 x 10'2 (3.63m x 3.10m)

Built in wardrobe with ample space for hanging clothes with additional shelving beneath, radiator, double glazed window to front aspect.

**BEDROOM**

13'3 x 9' (4.04m x 2.74m)

Built in wardrobe housing ample space for hanging rail with storage above, radiator, double glazed window to front aspect.

**BEDROOM**

9'2 x 9' (2.79m x 2.74m)

Built in wardrobe providing ample hanging space with storage above, radiator, double glazed window to rear aspect.

**FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment over, low level dual flush wc, inset sink with storage beneath, saver point, vanity mirror, chrome style heated towel rail, frosted double glazed window to rear aspect.

**DOUBLE GARAGE**

Two single up and over doors, power and lighting, providing storage or vehicular access.

**OUTSIDE - FRONT**

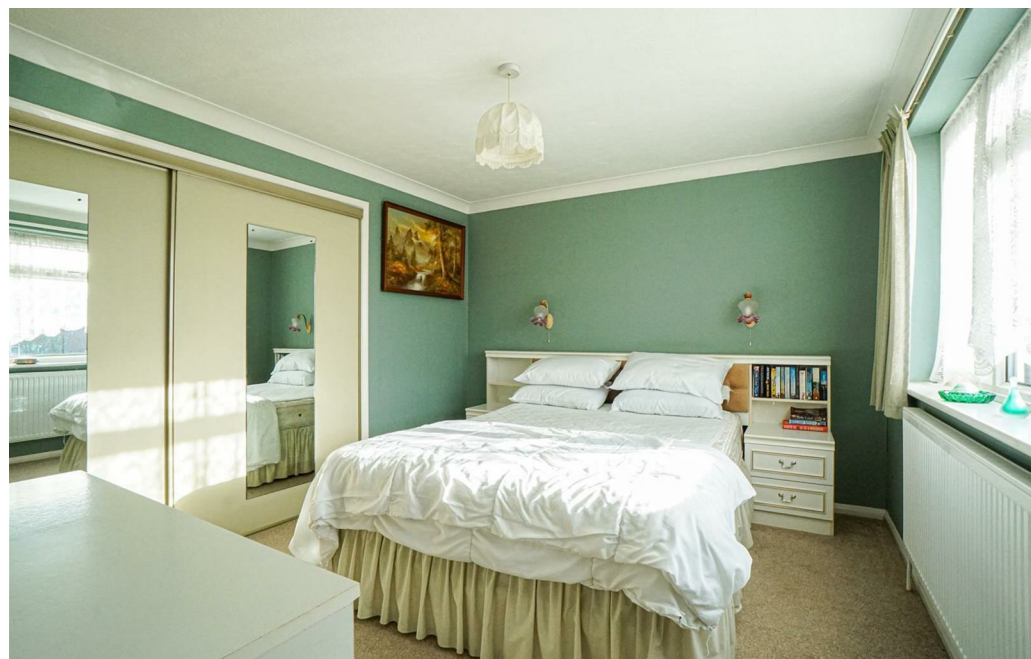
Off road parking for multiple vehicles, large area of front garden, range of mature trees and shrubs, area of lawn.

**REAR GARDEN**

A particular feature of the property, enjoying a sunny aspect and an incredibly good size. The garden is well-kept with an area of patio which is perfect for outside dining, steps down to a large area of lawn, mature trees and shrubs, fenced boundaries, side access to front.

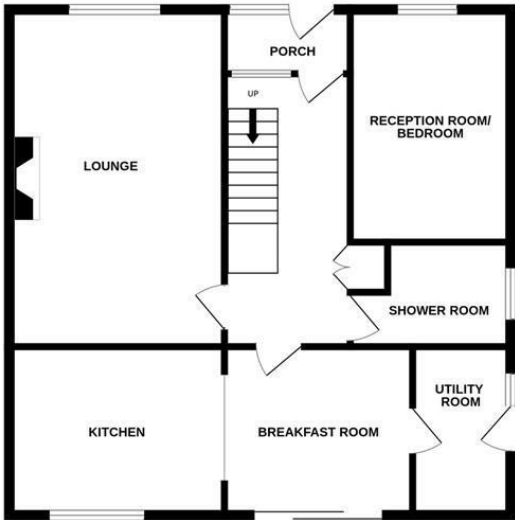
Council Tax Band: E



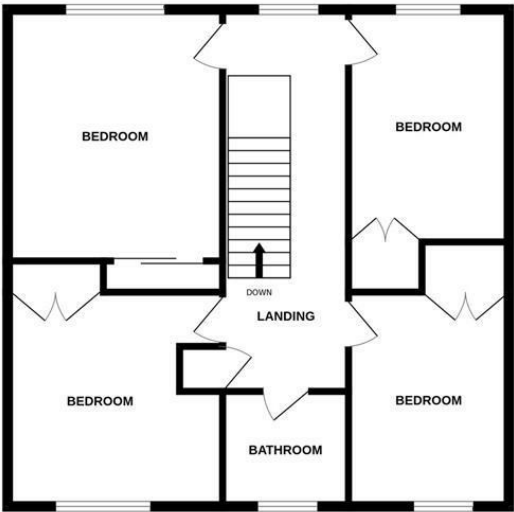




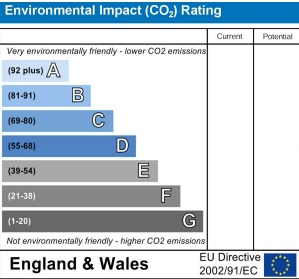
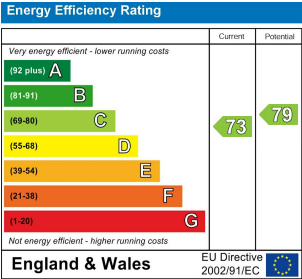
GROUND FLOOR



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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