



ESTATE AGENTS

**29, Park Wood Road, Hastings, TN34 2RN**

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**Price £625,000**

PCM Estate Agents welcome to the market an opportunity to acquire this DETACHED THREE/ FOUR BEDROOM FAMILY HOME, positioned on one of Hastings most sought-after roads with LARGE EXPANSIVE GARDEN, CARRIAGE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles and a LARGE GARAGE. Offered to the market CHAIN FREE.

The property has been EXTENDED over the years and offers adaptable accommodation arranged over two floors, with modern comforts including gas fired central heating and double glazing. Upon entering the property you are greeted by a welcoming porch leading to an entrance hall. The ground floor accommodation offers an IMPRESSIVE 30ft OPEN PLAN RECEPTION ROOM currently arranged as a dining-family room, a separate and more cosy DUAL ASPECT LIVING ROOM, STUDY/ OPTIONAL BEDROOM, ground floor SHOWER ROOM, kitchen-breakfast room, UTILITY and a further SHOWER ROOM.

Upstairs, there are two access points to the first floor accommodation, the first via an original staircase from the entrance hall, and the second via a SPIRAL STAIRCASE from the dining-family room. The landing provides access to a WC, TWO BEDROOMS; one of which leading to a JACK & JILL BATHROOM, which also services the third BEDROOM which is accessed via the spiral staircase.

The REAR GARDEN is a real standout feature of this home, incredibly EXPANSIVE and mainly laid to lawn with SANDSTONE PATIO AREA & FURTHER DECKED AREA to sit out, entertain and eat al-fresco. The garden also enjoys a WESTERLY ASPECT with plenty of sunshine throughout the day and a PLEASANT OUTLOOK.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

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

Opening to:

#### **INVITING PORCH**

Double glazed windows to side and front elevations, tiled flooring, further wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Double radiator, stairs rising to upper floor accommodation, under stairs storage cupboard, wood flooring, picture rail, telephone point, double radiator, single radiator.

#### **LIVING ROOM**

19'5 x 11'5 narrowing to 9'4 (5.92m x 3.48m narrowing to 2.84m)  
Wood flooring, double radiator, single radiator, wood flooring, fireplace triple aspect with double glazed windows to side and front aspects, double glazed sliding patio doors opening to:

#### **DINING-FAMILY ROOM**

30'3 narrowing to 27'1 x 19'5 max (9.22m narrowing to 8.26m x 5.92m max)  
Impressive and spacious room being dual aspect with double glazed window to side and French doors opening to a decked patio to the side, radiator, steps down with wooden balustrade to the family area having double glazed windows to side and rear aspect, with lovely views onto the garden, four Velux windows, double radiator, single radiator, wood flooring, spiral staircase leading to upper floor accommodation.

#### **STUDY/ OPTIONAL BEDROOM**

9'5 x 8'7 (2.87m x 2.62m)  
Picture rail, radiator, double glazed window to front aspect.

#### **SHOWER ROOM**

Walk-in shower with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, partially aquabored walls, heated towel rail, down lights, extractor for ventilation, double glazed pattern glass windows to side aspect.

#### **RECEPTION ROOM/ WALK-THROUGH**

11'1 x 10'2 (3.38m x 3.10m)  
Wood flooring, picture rail, door to kitchen, open plan to the dining room.

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

14'3 x 12' (4.34m x 3.66m)  
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, wall mounted boiler, space for

tall fridge freezer, space and plumbing for dishwasher, tiled flooring, part tiled walls, double glazed door to front aspect leading to a pathway and garage, with gated access to the front, door and steps down to:

### **UTILITY ROOM**

11'2 x 8'3 (3.40m x 2.51m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, inset sink, space and plumbing for washing machine, tiled flooring, personal door to garage, large cupboard, door to a further downstairs shower room, double glazed windows and door to rear aspect having views and access to the garden.

### **SHOWER ROOM**

Walk-in shower unit with power, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, double glazed window with pattern glass to rear aspect.

### **FIRST FLOOR LANDING**

Accessed via the traditional staircase from the entrance hall and the spiral staircase from the dining-family room. Access to:

### **WC**

Low level wc, wall mounted wash hand basin, tiled walls, extractor for ventilation.

### **BEDROOM**

14'8 narrowing to 12'5 x 12'4 (4.47m narrowing to 3.78m x 3.76m)

Dual aspect with double glazed windows to front and side, having lovely far reaching views, ample built in storage, radiator.

### **BEDROOM**

15'2 narrowing to 12'4 x 11'2 (4.62m narrowing to 3.76m x 3.40m)

Dual aspect with double glazed windows to side and front aspects, radiator, ample built in storage, door to:

### **JACK & JILL EN-SUITE**

Corner bath with mixer tap and shower attachment, low level wc, wash hand basin, radiator, part tiled walls, dual aspect with Velux windows either side of the roof, radiator, further door to:

### **BEDROOM**

11' x 9'4 (3.35m x 2.84m)

Dual aspect with Velux windows to either side of the roof space, access to eaves storage, radiator, door to the secondary landing area with spiral staircase descending to the dining-family room.

### **OUTSIDE - FRONT**

The property is approached via a carriage driveway providing off road parking for multiple vehicles and established planting.

### **LARGE GARAGE**

18'4 x 12'1 (5.59m x 3.68m)

Up and over door, double glazed window to side aspect, power and lighting.

### **REAR GARDEN**

Decked patio abutting the property that can be accessed via the dining-family room and utility room, offering ample space for table and chairs to eat al-fresco and entertain, steps down to the main section of garden with a meandering path to the bottom of the garden, a further decked patio, expansive lawn, mature trees wooden, shed and hedged boundaries. The garden is westerly facing and enjoys plenty of sunshine throughout the day, particularly in the afternoon and evening. The garden is ideal for families or the garden enthusiast.

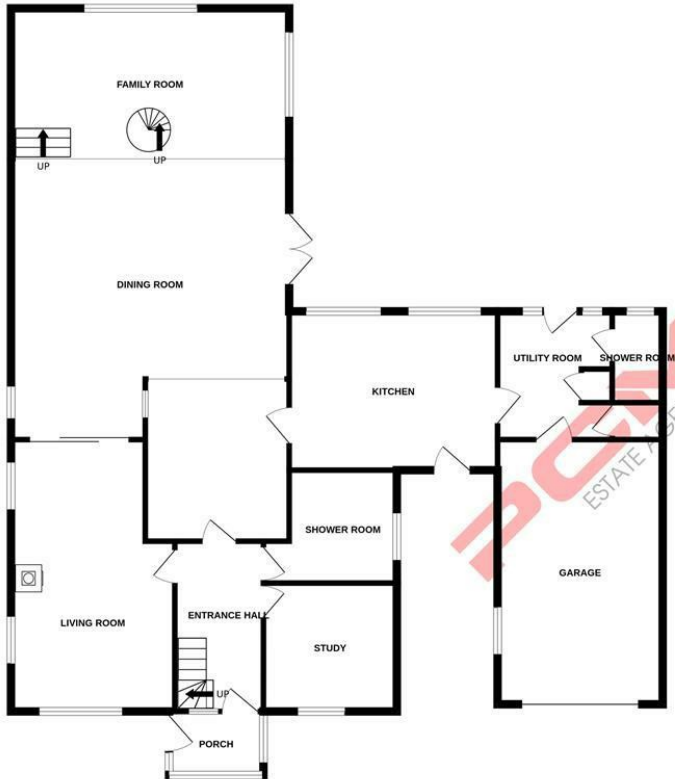
Council Tax Band: E



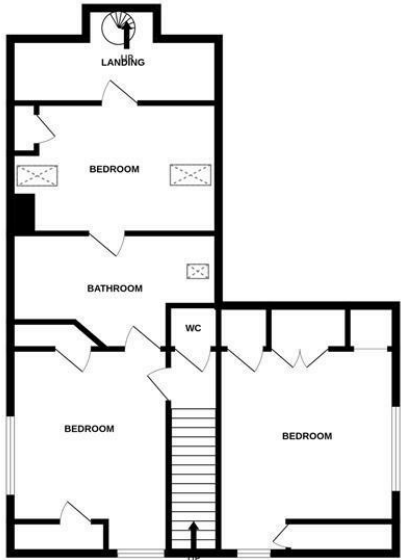




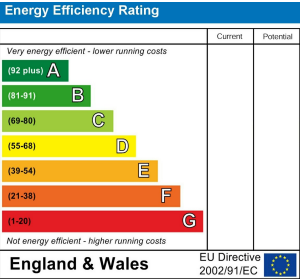
GROUND FLOOR



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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