

Penuckles Cottage, Sandrock Hall, Hastings, TN34 2RB

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Offers In Excess Of £350,000

PCM Estate Agents are delighted to present to the market a RARE OPPORTUNITY to acquire this THREE BEDROOM DETACHED MEWS COTTAGE with OFF ROAD PARKING and GARAGE. Situated within Sandrock Hall Estate with direct access from the grounds to St Helen's Park and Woods.

The property offers deceptively spacious accommodation throughout comprising a welcoming entrance hall, lounge, SEPARATE DINING ROOM open plan to a NEWLY FITTED MODERN KITCHEN and an INTEGRAL GARAGE. To the first floor, the landing provides access to THREE GOOD SIZED BEDROOMS, with the master bedroom benefitting from a NEWLY FITTED EN-SUITE, in addition there is a recently refurbished family bathroom.

Externally the property enjoys a PRIVATE AND SECLUDED SUNNY COURTYARD STYLE GARDEN and is located within easy reach of picturesque St Helens Woods.

Forming part of this CHARMING MEWS adjacent to the CHARACTERFUL BUILDING; Sandrock Hall. Early viewing comes highly recommended, please contact the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to the first floor landing, under stairs storage cupboard with ample space for coats and shoes, radiator.

LOUNGE

16'5 x 10' (5.00m x 3.05m)

Double glazed window to front aspect, two radiators, wall mounted thermostat, television point.

DINING ROOM

10'11 x 8'7 (3.33m x 2.62m)

Double glazed French doors to side aspect leading to the courtyard garden, double glazed window to front aspect, radiator, open plan to:

KITCHEN

8'11 x 7'5 (2.72m x 2.26m)

Fitted with a matching range of eye and base level units, worksurfaces, four ring electric induction hob with oven below, integrated fridge freezer, wall mounted boiler, white quartz basin with mixer tap, freestanding washer/dryer, double glazed window to side aspect.

FIRST FLOOR LANDING

Radiator, doors to:

BEDROOM

16'7 x 8'11 (5.05m x 2.72m)

Double glazed windows to front and side aspects, radiator, door to:

EN-SUITE

Newly fitted walk in shower, wash hand basin, dual flush wc, chrome style heated towel rail, Velux window to front aspect.

BEDROOM

12'8 x '1 (3.86m x '0.30m)

Built in storage cupboard, radiator, double glazed window to front aspect.

BEDROOM

11' x 7'2 (3.35m x 2.18m)

Double glazed window to front aspect, radiator.

FAMILY BATHROOM

Newly fitted panelled bath with mixer tap and shower attachment, wash hand basin, dual flush wc, chrome style heated towel rail, Velux window to rear aspect.

GARAGE

16'6 x 8'3 (5.03m x 2.51m)

Up and over door, power and lighting.

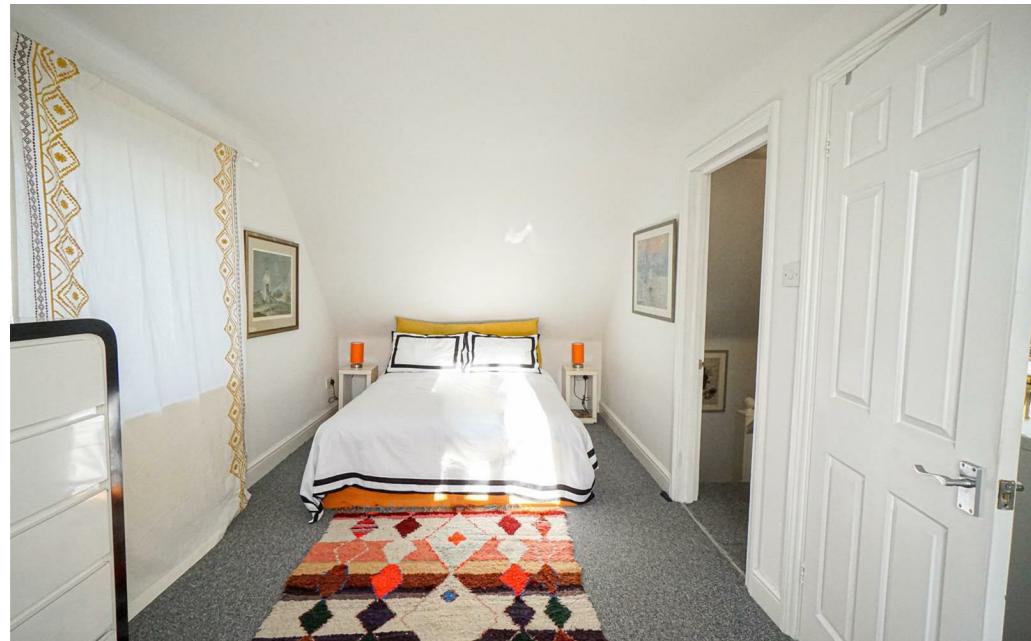
REAR COURTYARD

Private and secluded, gated side access.

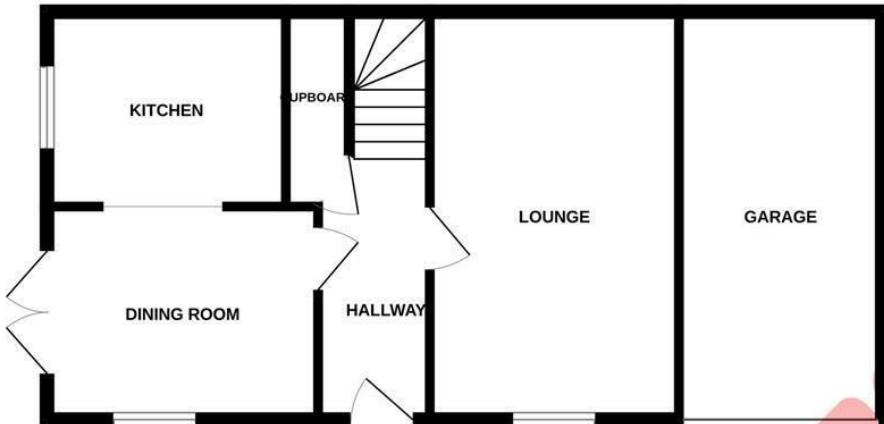
OUTSIDE - FRONT

Driveway providing off road parking.

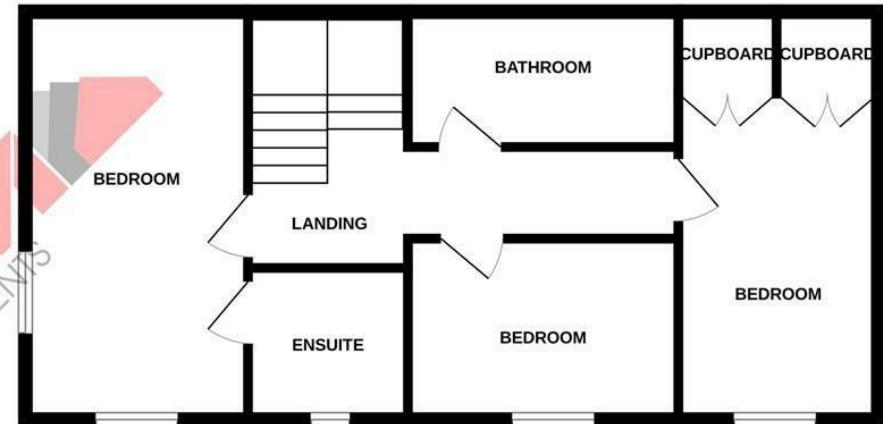
Council Tax Band: D



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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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | 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 | | | |
| EU Directive 2002/91/EC | | 84 | 71 |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.