



ESTATE AGENTS

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Guide Price £450,000

*** GUIDE PRICE £450,000 TO £475,000 ***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED THREE/ FOUR BEDROOM HOUSE, positioned in this incredibly sought-after cul-de-sac in the northern outskirts of Hastings, with the most SPECTACULAR TOWNSCAPE and SEA VIEWS from the back of the property, from the garden and the internal accommodation. The garden enjoys a south-westerly aspect with plenty of sunshine.

This UNIQUE DETACHED FAMILY HOME is offered to the market CHAIN FREE, with modern comforts including gas fired central heating and double glazing. The well thought-out and well-proportioned accommodation comprises an entrance porch, entrance hall with ample storage space, FORMAL DINING ROOM/ OPTIONAL FOURTH BEDROOM and a SHOWER ROOM. To the lower floor there is a KITCHEN-BREAKFAST ROOM and the 23ft LIVING-DINING ROOM enjoying a pleasant outlook onto the garden and FAR REACHING VIEWS beyond over Hastings, to the sea and including views of Beachy Head, whilst to the first floor there are THREE DOUBLE BEDROOMS all with SEA VIEWS and an additional SHOWER ROOM.

The property benefits from OFF ROAD PARKING, a LARGE 17ft GARAGE and a BEAUTIFULLY LANDSCAPED ESTABLISHED REAR GARDEN enjoying a SOUTHERLY aspect, enjoying plenty of afternoon sunshine and LOVELY VIEWS. The garden is sympathetically arranged over terraces with defined seating areas and idyllic spots to sit, relax, eat al-fresco or enjoy a quiet moment.

Conveniently positioned within easy reach of Hastings Country Park and amenities within Ore Village, as well as access roads leading to nearby Fairlight, Pett Level and Hastings town centre. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED DOOR

With obscured glass opening into:

PORCH

Double glazed window to side aspect, offering a practical space to take off shoes and coats, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs to upper and lower floor accommodation, large storage cupboard, radiator, telephone point, door to:

FORMAL DINING ROOM/ FOURTH BEDROOM

13'3 x 13' (4.04m x 3.96m)

Coving to ceiling, radiator, double glazed window to front aspect.

SHOWER ROOM

Walk in shower enclosure with electric shower, wall mounted wash hand basin, dual flush low level wc, tiled walls, radiator, down lights, double glazed window with obscured glass to front aspect.

LOWER FLOOR

Leading to:

LOUNGE-DINING ROOM

23'3 x 14' (7.09m x 4.27m)

Two double radiators, coving to ceiling, television point, two sets of double glazed sliding patio doors providing access onto the garden and also allowing for a lovely view over the garden, far reaching views of the sea and Beachy Head beyond being ideal for watching sunsets and enjoying the sea view. This room offers lots of natural light to flood in.

KITCHEN-BREAKFAST ROOM

15'3 x 8'7 (4.65m x 2.62m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset drainer-sink unit with mixer tap perfectly positioned opposite the window to take in the lovely views over neighbouring fields and out to sea, including views of Beachy Head. In addition, there is space and plumbing for washing machine, space for tall fridge freezer, space for electric cooker, wall mounted boiler, radiator, double glazed door with obscured glass to side aspect.

FIRST FLOOR LANDING

Radiator, loft hatch providing access to loft space, airing cupboard housing immersion heater.

BEDROOM

14'9 x 11'1 (4.50m x 3.38m)

Double radiator, coving to ceiling, double glazed window to rear aspect with stunning views over the garden and far reaching beyond over neighbouring fields, the sea and Beachy Head.

BEDROOM

11'9 x 9'6 (3.58m x 2.90m)

Coving to ceiling, radiator, built in wardrobe, double glazed window to rear aspect having lovely views over the garden and far reaching views beyond over fields, to the sea and Beachy Head.

BEDROOM

8'9 x 7'5 (2.67m x 2.26m)

Measurement excludes door recess. Coving to ceiling, radiator, double glazed window to rear aspect allowing for lovely views over the garden and far reaching views beyond, to the sea and Beachy Head.

SHOWER ROOM

Large walk in shower, hand rail and pull down seat, pedestal wash hand basin with mixer tap, dual flush low level wc, non-slip flooring, part tiled walls, part aquaborded walls, double glazed window with obscured glass to side aspect.

OUTSIDE - FRONT

Level access to a block paved drive providing off road parking and a manicured lawned front garden with established colourful plants and shrubs, block paved drive, path leading to front door, wrought iron fence.

LARGE GARAGE

17'4 x 13'3 (5.28m x 4.04m)

Up and over door, power and light.

REAR GARDEN

South - west facing, enjoying plenty of sunshine and privacy with the most spectacular vistas over Hastings and out to sea, including views to Beachy Head. The garden itself is neatly landscaped with several seating areas to eat al-fresco or take in a quiet moment and enjoy those lovely views. The garden is established with a variety of mature plants and shrubs, outside water tap, fenced and hedged boundaries, sections of lawn. There is also gated side

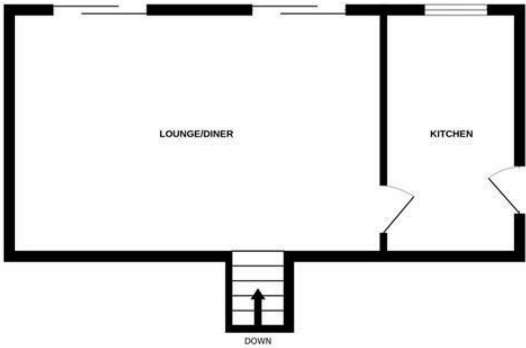
access with steps up to the driveway, whilst to the other side there is access to a shed. The garden is terraced sympathetically to make the best use of the garden all year round.



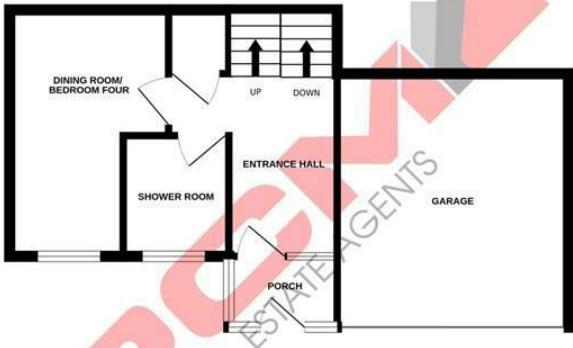




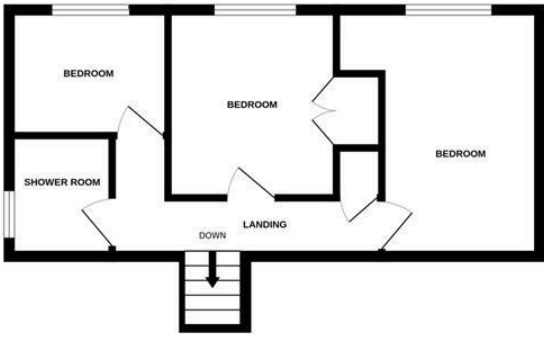
LOWER GROUND FLOOR



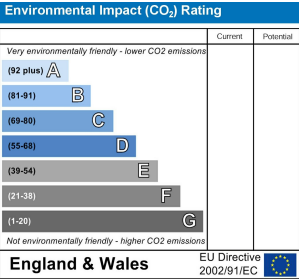
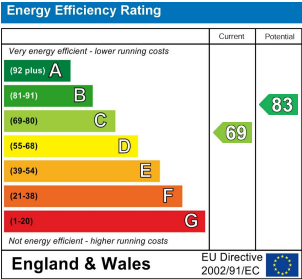
GROUND FLOOR



2ND 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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