



ESTATE AGENTS

8, Rectory Park, Hastings, TN35 4EU

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Price £500,000

PCM Estate Agents are delighted to present this three bedroom detached family home, ideally situated in the heart of the highly sought-after village of Pett. Enjoying far-reaching countryside views and within easy walking distance of the village store, post office and regular bus services, this impressive home perfectly combines the charm of village living with modern family comfort.

The spacious and thoughtfully designed accommodation is arranged over two floors. The ground floor welcomes you with a generous entrance hall leading to a triple aspect living room, creating a warm and inviting space for relaxing. A modern kitchen and a lovely dining room opens directly into a delightful conservatory, which enjoys attractive views over the secluded, mature rear garden, providing the perfect setting for entertaining, family meals or simply unwinding while appreciating the peaceful surroundings. A ground floor shower room completes the ground floor

Upstairs, there are three well-proportioned bedrooms, one of which benefits from an inter-connecting room offering a range of uses. a well equipped bathroom completes the first floor level.

Externally, the property is surrounded by beautifully maintained front and rear gardens, offering a high degree of privacy and seclusion. A substantial driveway provides ample off-road parking for several vehicles and a garage.

Further benefits include double glazing throughout and gas-fired central heating.

Early internal viewing is highly recommended please call PCM Estate Agents today to arrange your viewing.

EXTERNAL CANOPIED PORCH

With storage cupboard, double glazed door opening to:

ENTRANCE HALL

Wood flooring, ample built in storage, stairs rising to upper floor accommodation, archway to dining room, doors to:

SHOWER ROOM

Corner walk-in shower enclosure, heated towel rail, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, shaver point, part tiled walls, double glazed pattern glass window to side aspect.

TRIPLE ASPECT LIVING ROOM

14'9 x 13'10 (4.50m x 4.22m)

Coving to ceiling, fireplace, radiators, television point, double glazed window to front aspect and both side aspects.

DINING ROOM

12'1 x 9'8 (3.68m x 2.95m)

Wood flooring, serving hatch through to kitchen, coving to ceiling, radiator, dual aspect room with double glazed window to front aspect, double glazed sliding patio doors to the side providing access onto the garden and a wooden partially glazed door to:

CONSERVATORY

13'3 x 8'8 (4.04m x 2.64m)

Part brick construction with double glazed windows to both side elevations, apex roof, double glazed French doors to the rear opening to the rear garden.

KITCHEN

15'1 x 7'7 (4.60m x 2.31m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with extractor over, waist level double oven and grill, inset one & ½ bowl resin drainer-sink unit with mixer tap, additional Belfast sink with mixer tap, integrated dishwasher, space and plumbing for washing machine, down lights, coving to ceiling, double glazed window and door to rear aspect with views and access to the garden.

FIRST FLOOR LANDING

Loft hatch, radiator, doors to:

BEDROOM

13'4 x 10'5 (4.06m x 3.18m)

Radiator, access to eaves storage, built in double wardrobe, double glazed window to front aspect.

BEDROOM

12' x 9'3 (3.66m x 2.82m)

Radiator, built in cupboard, double glazed window to side aspect.

BEDROOM

10'6 x 8' (3.20m x 2.44m)

Radiator, built in cupboard, double glazed window to rear aspect with views onto the garden, door to:

INTERCONNECTING ROOM

9'9 x 9'4 (2.97m x 2.84m)

Access to eaves storage, radiator, Velux style window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, radiator, two double glazed windows with pattern glass to side aspect.

OUTSIDE - FRONT

Lawned front garden, planting beds with established plants and shrubs, driveway providing off road parking leading to:

GARAGE

Up and over door, built in cupboards, power and light, double glazed window to side aspect.

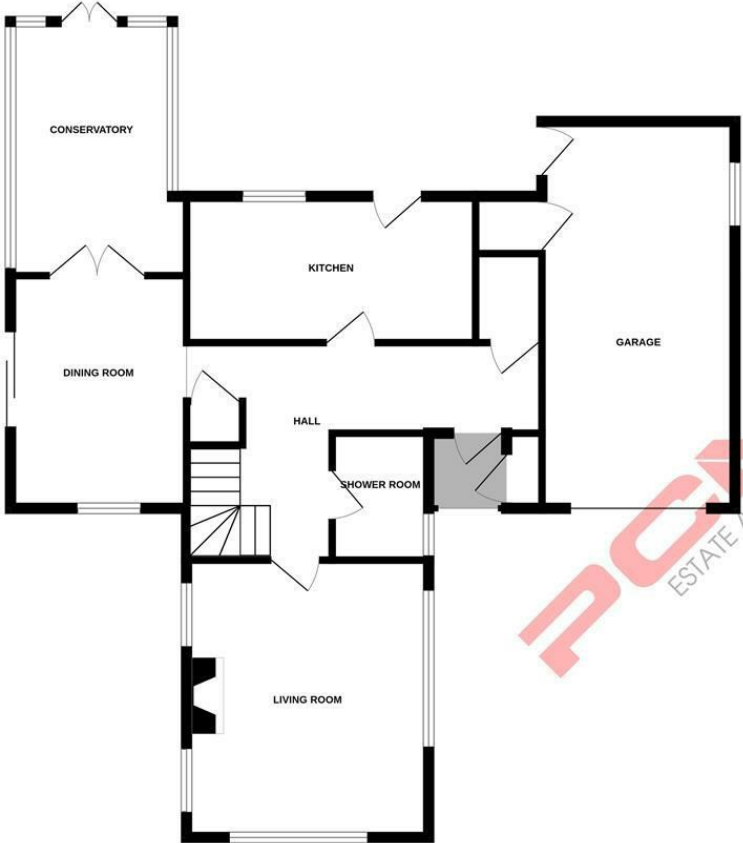
REAR GARDEN

Relatively level and family friendly, laid to lawn with a stone patio abutting the property, gated side access, mature plants, shrubs and trees.

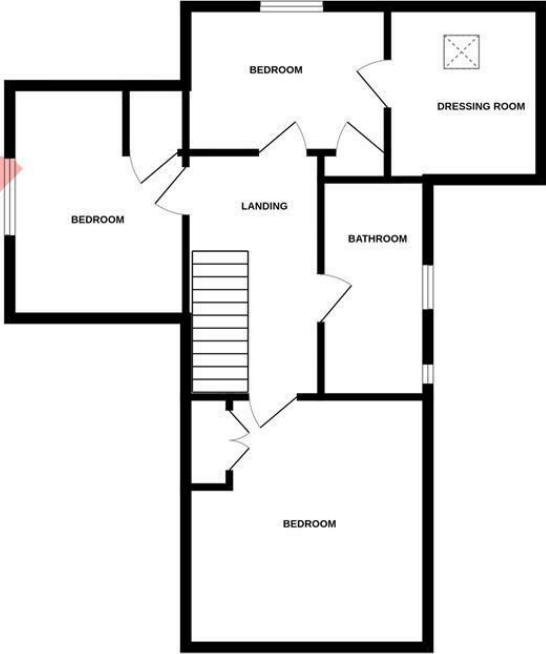
Council Tax Band: E



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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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.

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		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		