



15, Mill Lane, Hastings, TN35 4LJ

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Offers Over £480,000

PCM Estate Agents are delighted to present to the market this adaptable FOUR BEDROOM CHALET STYLE BUNGALOW positioned on this sought-after street on the outskirts of Hastings with a GOOD SIZED GARDEN, OFF ROAD PARKING for multiple vehicles, gas central heating and double glazing.

Positioned on the northern outskirts of Hastings, within easy reach of amenities in Ore and access roads to nearby Fairlight, Icklesham, Winchelsea and Rye. This adaptable chalet style bungalow offers accommodation arranged over two floors comprising a porch, entrance hall, lounge, kitchen, TWO CONSERVATORIES, ground floor SHOWER ROOM, THREE GROUND FLOOR BEDROOMS and a UTILITY ROOM. To the first floor there is a further bathroom and a BEDROOM.

DOUBLE GLAZED DOUBLE OPENING DOORS

Leading to:

PORCH

Tiled flooring, ample space for taking off shoes and hanging coats, further wooden partially glazed door opening to:

INVITING ENTRANCE HALL

Attractive staircase rising to the upper floor accommodation, radiator, under stairs storage cupboard, window to front aspect.

DOWNSTAIRS SHOWER ROOM

Modern suite with large walk in shower, chrome shower fittings, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, ladder style heated towel rail, tiled flooring, part tiled walls.

LOUNGE

16'6 x 13' (5.03m x 3.96m)

Dual aspect with window to side and double glazed window to front with pleasant views onto the front garden, tiled/ wooden fireplace with gas fire, television point, wood laminate flooring, double radiator.

KITCHEN

15' max x 9'7 narrowing to 7'11 (4.57m max x 2.92m narrowing to 2.41m)

Tiled flooring, part tiled walls, wall mounted vertical radiator, modern and comprising a matching range of eye and base level cupboards and drawers with worksurfaces over, Hotpoint electric hob with fitted cooker hood over and oven below, space for tall fridge freezer, inset one & ½ bowl inset sink with mixer tap, under cupboard lighting, down lights, double opening doors to conservatory and further door to side providing access to:

UTILITY

8'2 x 7'1 (2.49m x 2.16m)

Space and plumbing for washing machine, inset stainless steel sink unit, wall mounted

boiler, further range of wall and base level cupboards with worktops over, space for further tall fridge freezer, windows to rear aspect, double glazed door opening to a rear canopied area.

CONSERVATORY

15'1 x 11'8 (4.60m x 3.56m)

Part brick construction with double glazed windows to rear and side elevations, radiator, apex polycarbonate roof, double glazed door to rear opening to garden, further double glazed door to side aspect.

BEDROOM

12' x 11' (3.66m x 3.35m)

Coving to ceiling, radiator, double glazed door to side aspect. There is also a sealed door that would open to a second conservatory which could be easily re-instated.

BEDROOM

13'4 x 10'8 (4.06m x 3.25m)

Coving to ceiling, two radiators, recessed area for storage, double glazed window to front aspect, door to side aspect opening into:

OFFICE

15'2 x 7'1 (4.62m x 2.16m)

Coving to ceiling, double glazed window and door to front aspect.

BEDROOM

9'6 x 7'1 (2.90m x 2.16m)

Radiator, double glazed window to rear aspect.

ADDITIONAL CONSERVATORY

Can be accessed via the garden or previously via the ground floor bedroom- currently having a concealed door. Double glazed French doors to side aspect, part brick and glazed to front and side elevations.

FIRST FLOOR LANDING

Velux windows to front and rear aspects.

BEDROOM

13'1 max x 12'4 max (3.99m max x 3.76m max)

Radiator, double glazed Dorma window to rear aspect having lovely views towards Dungeness and the countryside on a clear day.

SHOWER ROOM

Low level wc, walk in shower, pedestal wash hand basin, ladder style heated towel rail, Velux window to side aspect.

REAR GARDEN

Enclosed and mainly laid to lawn with a variety of sheds, the garden is well-stocked with mature plants and shrubs, fenced boundaries, gated side access to front.

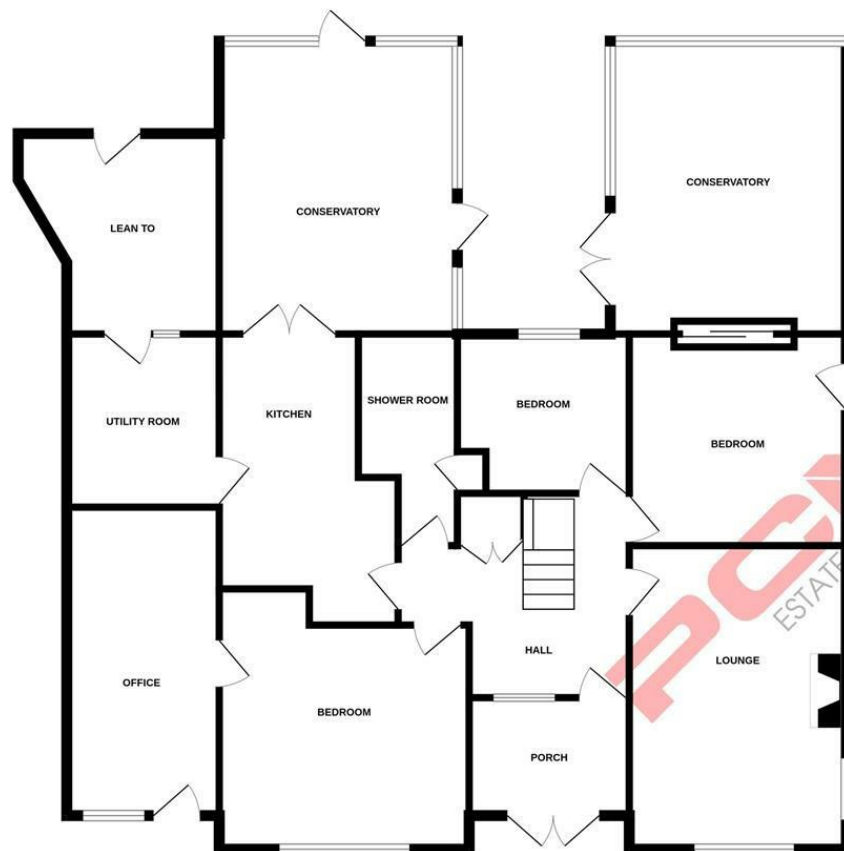
OUTSIDE - FRONT

Area of garden, gated and laid to lawn, driveway providing off road parking.

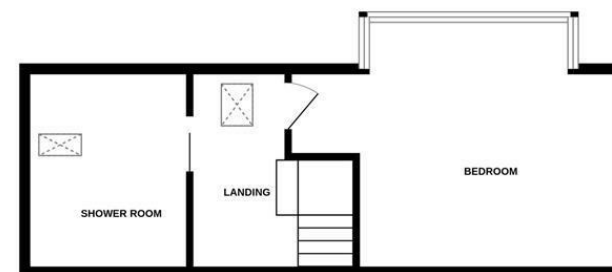
Council Tax Band: E



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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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		