



ESTATE AGENTS

45, Winchelsea Lane, Hastings, TN35 4LG

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £575,000

PCM Estate Agents are delighted to present this CHARMING DETACHED CHARACTER HOME positioned on this incredibly sought-after location on the outskirts of Hastings, offering a wonderful balance of space, comfort, and countryside living. With FOUR GENEROUSLY SIZED BEDROOMS, a GARAGE, ample OFF ROAD PARKING, and an EXPANSIVE REAR GARDEN backing onto open fields with COUNTRYSIDE VIEWS, this property is perfectly suited for families looking to settle in a peaceful yet convenient location.

The accommodation is arranged over a SPLIT LEVEL LAYOUT, providing versatility and a lovely sense of flow. At the heart of the home is a SPACIOUS LOUNGE with a feature INGLENOOK FIREPLACE, ideal for cosy evenings, alongside a SEPARATE DINING ROOM for family gatherings and entertaining. The MODERN KITCHEN is complemented by a practical UTILITY ROOM, while the SUNNY CONSERVATORY is the perfect spot to relax and enjoy the OPEN VIEWS. Upstairs, there is a MODERN FAMILY BATHROOM, while the ground floor benefits from an EN-SUITE SHOWER ROOM servicing one of the bedrooms which is ideal for guests or multi-generational living.

Externally, the property sits well back from the road with a GENEROUS FRONTAGE providing PARKING FOR SEVERAL VEHICLES and a CHARMING, SECLUDED FRONT GARDEN. The REAR GARDEN is a true highlight, a FANTASTIC SIZE with FAR-REACHING VIEWS across open countryside, stretching as far as the sea and Beachy Head on a clear day. Multiple seating areas, including a stylish composite deck, make it the perfect space for entertaining or simply enjoying the tranquillity of the setting.

This is a RARE OPPORTUNITY to acquire a home with such CHARACTER, space, and outlook in this desirable location. Viewing is highly recommended to fully appreciate everything this property has to offer. Call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

With windows either side opening to:

VESTIBULE

Door opening into the garage, further wooden door with window to side opening to:

SPACIOUS ENTRANCE HALL

Radiator, partially beamed ceiling, door leading to inner hall and further doors to:

BEDROOM

12'3 x 12'4 (3.73m x 3.76m)

Radiator, double glazed bow window to front aspect, door to:

EN SUITE SHOWER ROOM

Return door to entrance hall, corner shower, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, heated towel rail, double glazed window with obscured glass to side aspect.

INNER HALL

Stairs to upper and lower floor accommodation. Lower floor leads to:

DINING ROOM

12'8 x 11'2 (3.86m x 3.40m)

Double glazed window with obscured glass to side aspect, double radiator, beamed ceiling, under stairs storage cupboard, archway through to kitchen and bi-folding doors onto an impressive lounge.

KITCHEN

15'3 x 9'2 (4.65m x 2.79m)

Light and enjoying plenty of sunshine with double glazed window to side aspect, double radiator, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary solid oak worksurfaces over, range style Kenwood gas five ring cooker with double oven and grill, fitted cooker hood, inset one & ½ bowl drainer-sink unit with mixer tap, integrated dishwasher, integrated tall fridge freezer, solid oak upstands, down lights, door to:

UTILITY

8'5 x 6' (2.57m x 1.83m)

Fitted with a range of base level cupboards having solid oak worksurfaces over and matching upstands, part tiled walls, wall mounted boiler, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, double glazed window to side aspect, double glazed door opening to rear providing access to the garden.

LARGE LOUNGE

20' x 14' (6.10m x 4.27m)

High beamed ceiling, inglenook style brick fireplace with wooden mantle, inset gas living flame fire, television point, two double radiators, double glazed windows either side of the double glazed sliding patio doors providing access to the conservatory with views via the conservatory to the garden, having far reaching views over countryside and fields beyond.

CONSERVATORY

12' x 11'3 (3.66m x 3.43m)

Part brick construction with double glazed windows to both side and rear elevations, lovely views onto the garden with far reaching views beyond, pleasant views can be enjoyed of Beachy Head and the sea, double glazed French doors opening to side providing access to the garden.

FIRST FLOOR LANDING

Double glazed obscured glass window to side aspect, loft hatch providing access to loft space, dado rail, double width airing cupboard, doors to:

BEDROOM

14'5 x 9'7 (4.39m x 2.92m)

Double built in wardrobes, radiator, high beamed ceiling, double glazed window to rear aspect having lovely views.

BEDROOM

10'4 x 10'1 (3.15m x 3.07m)

Large built in cupboard, double radiator, high beamed ceiling, double glazed window to rear aspect having lovely far reaching views.

BEDROOM

11'9 x 9'1 (3.58m x 2.77m)

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

BATHROOM

Vanity enclosed wash hand basin with mixer tap, dual flush low level wc, panelled bath with mixer tap and shower attachment, part tiled walls, tiled flooring, beamed ceiling, radiator, double glazed window with obscured glass to side aspect.

GARAGE

18'4 x 8'5 (5.59m x 2.57m)

Up and over door, power and light, double glazed windows to side aspect, gas meter, consumer unit for the electrics, personal door into the vestibule.

OUTSIDE - FRONT

Driveway providing off road parking, set back from the road with ample off road parking, lawned front garden and established hedged boundaries, gated side access to the rear garden.

REAR GARDEN

Composite decked veranda with glass and metal balustrade offering a lovely view point with views over the garden and far reaching views over neighbouring fields, countryside and even views to Beachy Head and the sea on a clear day, with ample space for patio furniture and chairs. Steps descending to section of lawn that bootlegs behind neighbouring properties, established planted borders, further patio seating areas, gated side access to front.

AGENTS NOTE

Under the Estate Agency Act 1979 we hereby advise that the owner of this property is connected to a member of staff at PCM Estate Agents.

Council Tax Band: E









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Metropix ©2025

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	

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.