



ESTATE AGENTS

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Offers In Excess Of £600,000

A RARE OPPORTUNITY has arisen to acquire this BEAUTIFULLY PRESENTED FIVE BEDROOM, THREE RECEPTION ROOM, PERIOD HOME nestled on the outskirts of Hastings town centre, with PRIVATE GARDEN and within easy reach of the seafront and Hastings railway station.

The property boasts exceptionally well-presented, deceptively spacious and VERSATILE ACCOMMODATION throughout. When you enter the property you are greeted with a generous entrance hallway which leads into a 21ft LIVING/ DINING ROOM with a FEATURE FIREPLACE, a BESPOKE FITTED KITCHEN which is open plan to a BREAKFAST ROOM with BI-FOLD DOORS seamlessly leading out to a COURTYARD STYLE GARDEN. There is also a separate SITTING ROOM and STUDY/ FIFTH BEDROOM.

To the first floor the accommodation offers FOUR DOUBLE BEDROOMS plus a LUXURY BATHROOM SUITE with ROLL TOP BATH and separate walk in shower, in addition to a SEPARATE WC. Externally the property includes TWO COURTYARDS enjoying a SUNNY ASPECT ideal for al-fresco dining and entertaining in addition to a private section of PRIVATE GARDEN located opposite.

If you are looking for a SPACIOUS FAMILY HOME conveniently located within easy reach of the beach in addition to both Hastings and St Leonards centre's, look no further than this STUNNING example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with feature fire surround, large storage cupboard, tiled flooring, radiator, door to:

LIVING / DINING ROOM

21'5 narrowing to 15'9 x 25'11 (6.53m narrowing to 4.80m x 7.90m)

Beautifully presented light and airy room with stairs rising to first floor accommodation, double glazed door and windows to side aspect letting in ample light and providing access onto a private courtyard, exposed wooden floorboards, feature fireplace with tiled hearth, under stairs storage cupboard, doorway to:

SITTING ROOM

15'9 x 12'4 (4.80m x 3.76m)

Feature open fireplace, double glazed bay window to side aspect, exposed wooden floorboards, radiator.

BREAKFAST ROOM

12'7 x 4'9 (3.84m x 1.45m)

Bi-fold doors to rear aspect leading out to the garden, radiator, storage/ larder cupboard, leading to the inner hallway, open plan to:

KITCHEN

12'6 x 11'6 (3.81m x 3.51m)

Comprising a range of eye and base level units with worksurfaces over, range cooker with extractor above, integrated dishwasher, space for American style fridge freezer, inset sink with mixer tap, double glazed obscured window to side aspect, borrowed light window from the living room, radiator.

INNER HALLWAY

Two storage cupboards, double glazed window and door to side aspect leading out to the courtyard.

BEDROOM/ HOME OFFICE

13'8 x 8'8 (4.17m x 2.64m)

Double glazed window to side aspect, radiator.

FIRST FLOOR LANDING

Loft hatch, double glazed window to front aspect, radiator.

BEDROOM

13'9 x 11'10 (4.19m x 3.61m)

Double glazed windows to front and rear aspects, radiator.

BEDROOM

15'1 max x 12'7 (4.60m max x 3.84m)

Double glazed bay window to side aspect, feature fire surround, radiator.

BEDROOM

12'7 x 12'5 (3.84m x 3.78m)

Double glazed window to side aspect, radiator.

BEDROOM

15'1 max x 12'7 (4.60m max x 3.84m)

Double glazed bay window to side aspect, feature fire surround, radiator.

INNER HALLWAY

Wall mounted thermostat control, storage cupboard, door leading to:

BATHROOM

13'1 x 7'5 (3.99m x 2.26m)

Luxury suite comprising a roll top bath with mixer tap, separate walk in double shower with rainfall style shower attachment, wash hand basin set into vanity unit with storage, wc, radiator, shaver point, extractor fan, part tiled walls, two double glazed windows to rear aspect.

SEPARATE WC

Dual flush wc, double glazed obscured window to side aspect.

COURTYARD ONE

Accessed via the main living room to a block paved patio enjoying a sunny aspect, ideal for seating and entertaining whilst also featuring a range of mature shrubs, plants and trees, gate providing side access and exterior lighting.

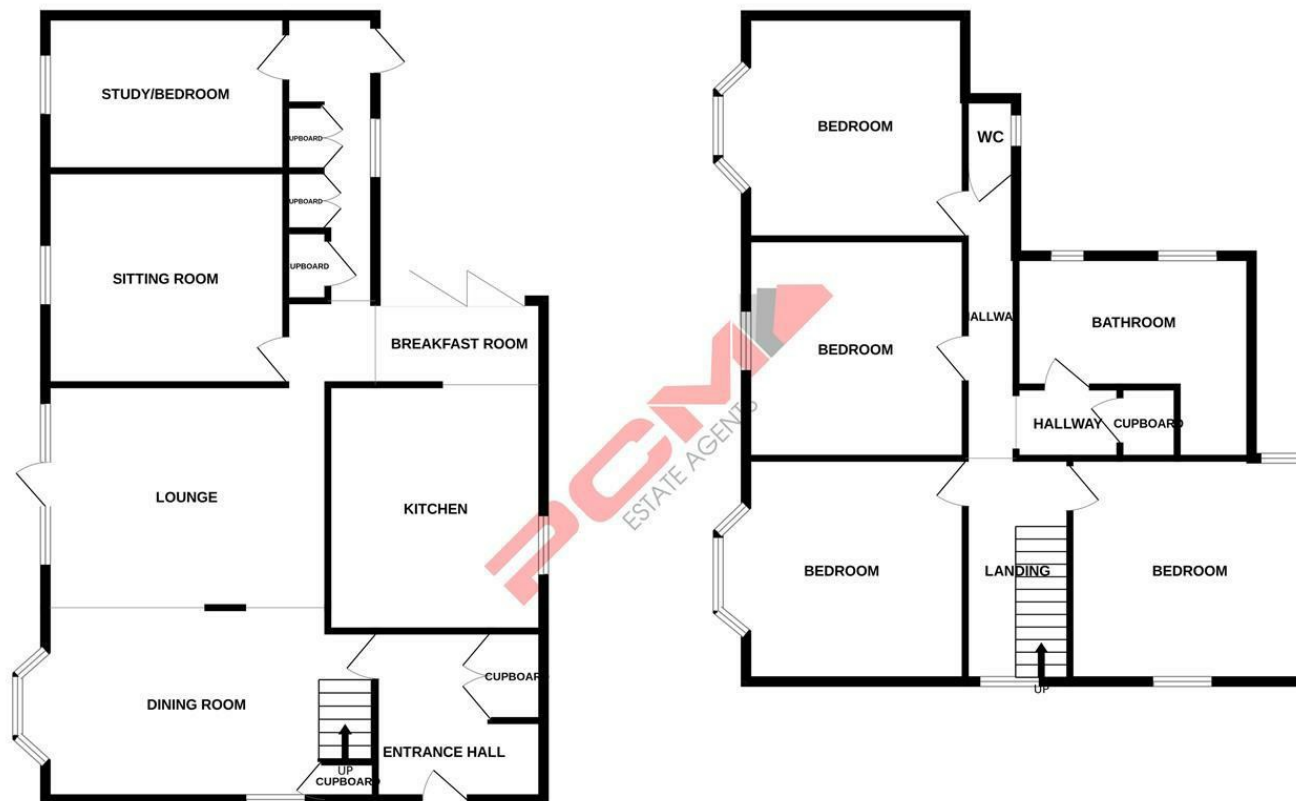
COURTYARD TWO

Private and secluded rear courtyard garden ideal for further seating, enclosed trellis boundaries with planted border. There is also a gate which leads to a further triangular shaped garden between Cambridge Road and White Rock Gardens which is owned by the property, however neighbouring properties also have access to it.

GARDEN

located opposite courtyard one, across the pathway, is a private section of garden enclosed by fencing.





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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