



ESTATE AGENTS

**69, Birch Way, Hastings, TN34 2JY**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £400,000**

**\*\* GUIDE PRICE £400,000 TO £425,000 \*\* SEMI-DETACHED HOUSE with ANNEXE ACCOMMODATION \*\***

PCM Estate Agents are delighted to present to the market this rare and exciting opportunity to acquire a CHAIN FREE SEMI-DETACHED THREE BEDROOM FAMILY HOME, complete with an attached SELF-CONTAINED ONE BEDROOM ANNEXE, perfect for a family member, whether a parent, in-law, or an older child seeking their own independence.

Approached via a driveway providing OFF ROAD PARKING and there is lovely FAMILY FRIENDLY GARDEN to the rear. Accommodation comprises an inviting porch leading to the entrance hall, living room, OPEN PLAN MODERN KITCHEN-DINING ROOM with French doors providing access to the garden and further door to the rear porch. Upstairs, there are THREE GOOD SIZED BEDROOMS and a lovely bathroom.

The ANNEXE can be accessed via the porch or via its own personal door to the side. The annexe accommodation comprises a LOUNGE-DINING ROOM, MODERN KITCHEN, DOUBLE BEDROOM and a SHOWER ROOM. Both the main house and the annexe benefit from double glazed windows.

The property is set within a quiet cul-de-sac, in a favourable region of Hastings, within easy reach of Alexandra Park and St Helens Woods, as well as popular schooling establishments within the area. This home is considered ideal for those looking to have multi-generational living.

This is a RARE AND EXCITING FIND in a SUPERB LOCATION and must be viewed to fully appreciate the convenient position on offer. Please call the owners agents now to avoid disappointment.

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **PORCH**

Providing access into the annexe and further double glazed door to:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, wall mounted consumer unit for the electrics, radiator, wood laminate flooring, coving to ceiling, door to:

### **LIVING ROOM**

12'7 x 10'2 (3.84m x 3.10m)

Double glazed window to front aspect, fireplace, coving to ceiling, wall and ceiling lighting, large opening through to:

### **KITCHEN-DINER**

17'5 x 10'7 (5.31m x 3.23m )

Dual aspect with double glazed window to side, double glazed French doors to garden and double glazed door leading to the rear porch. Modern and fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, integrated fridge and separate freezer, four ring AEG hob, waist level oven and separate grill, part tiled walls, breakfast bar seating area, ample space for dining table, integrated dishwasher, lots of built in storage and extractor fan for ventilation.

### **REAR PORCH**

UPVC with double glazed door to side aspect, polycarbonate roof, continuation of the wood laminate flooring, views and access to the garden.

### **FIRST FLOOR LANDING**

Double glazed window to side aspect, doors opening to:

### **BEDROOM**

13' x 9'9 (3.96m x 2.97m)

Coving to ceiling, double glazed window to front aspect.

### **BEDROOM**

11'1 x 10'4 (3.38m x 3.15m)

Coving to ceiling, loft hatch providing access to loft space, airing cupboard, double glazed window to front aspect.

### **BEDROOM**

9'6 max x 6'5 max (2.90m max x 1.96m max )

Coving to ceiling, double glazed window to front aspect.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, low level wc, wash hand basin, part tiled walls, coving to ceiling, ladder style heated towel rail, double glazed pattern glass window to rear aspect.

**OUTSIDE- FRONT**

Off road parking, low maintenance front garden laid with stone and planted shrub borders.

**REAR GARDEN**

Large and family friendly with a decked patio abutting the property, summer house, two wooden sheds, fenced boundaries, outside water tap, outside power points, gated access to the side elevation leading to the driveway.

**SELF CONTAINED ANNEXE**

Benefitting from its own self-contained entrance, leading to:

**INNER HALL**

Double glazed door to side aspect opening to the garden, access to:

**LOUNGE**

12'6 x 10'6 (3.81m x 3.20m)

Wall and ceiling lighting, wall mounted electric radiator, double glazed window to front aspect, door to:

**MODERN KITCHEN**

10'7 x 7'4 (3.23m x 2.24m)

Down lights, extractor for ventilation, modern and built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, electric hob with waist level oven, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, television point, down lights, extractor fan for ventilation, double glazed window to rear aspect.

**BEDROOM**

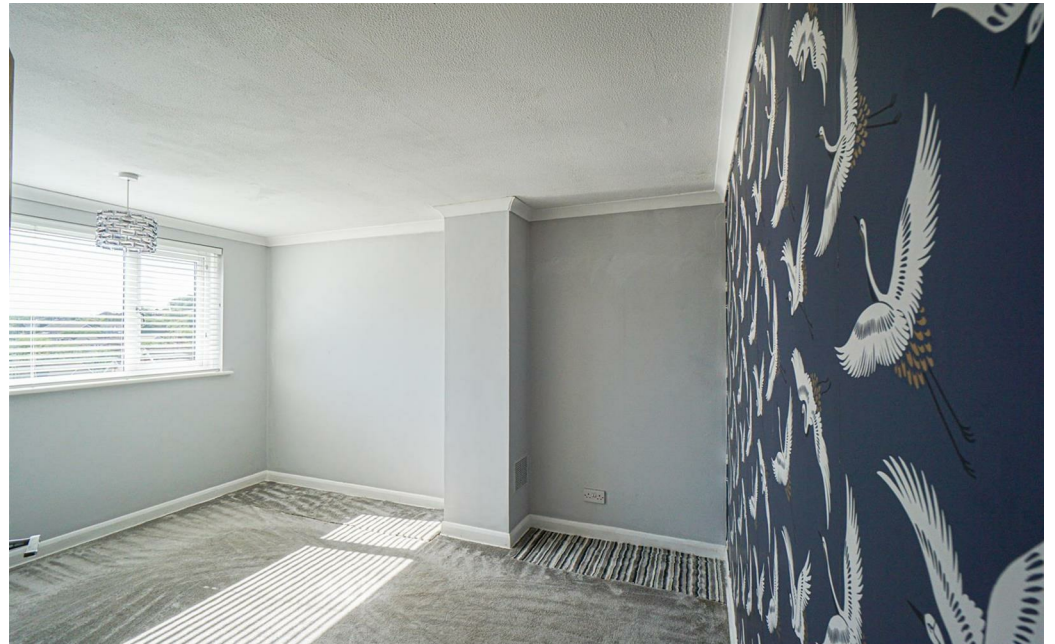
10'3 x 8'3 (3.12m x 2.51m)

Loft hatch providing access to loft space, television point, double glazed window to front aspect.

**SHOWER ROOM**

Corner walk in shower unit with electric shower, concealed cistern dual flush low level wc incorporating vanity enclosed wash hand basin with mixer tap, heated towel rail, aquaborded walls, down lights, extractor for ventilation, double glazed Frosted glass window to rear aspect.

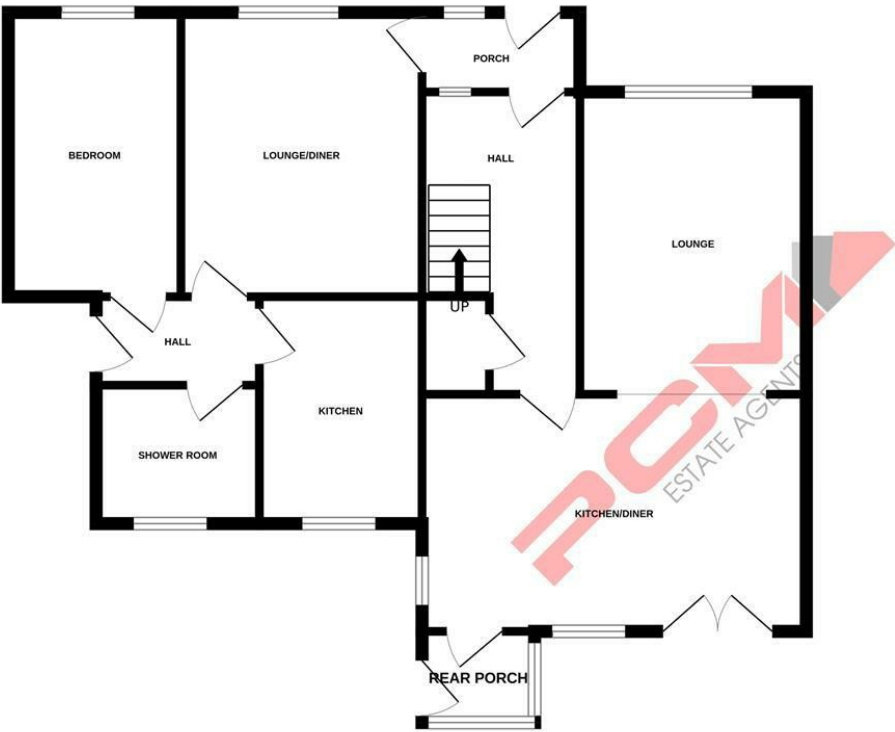
Council Tax Band: C



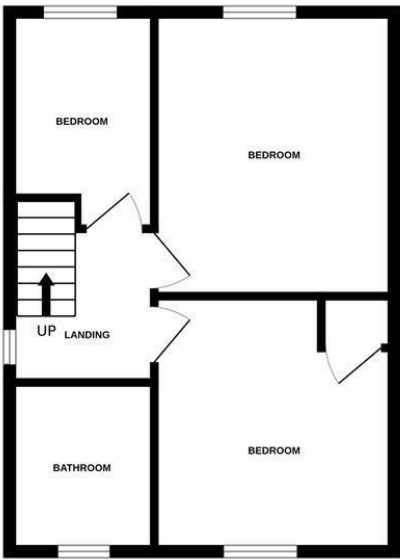




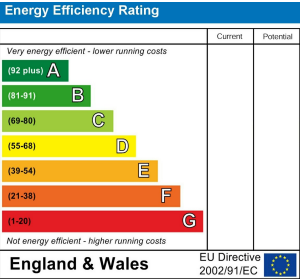
GROUND FLOOR



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.  
Made with Metropix ©2025



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.