



ESTATE AGENTS

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Price £389,950

PCM Estate Agents are thrilled to introduce a rare and exciting opportunity to acquire this DOUBLE FRONTED DETACHED FOUR DOUBLE BEDROOM FAMILY HOME, set on a highly sought-after road on the outskirts of Hastings Town Centre. With its DOUBLE GARAGE, a generous FOUR-CAR DRIVEWAY, and ESTABLISHED REAR GARDEN this home offers a blend of space and potential. While it would benefit from some modernisation, it's the perfect canvas for someone to inject their own style it to this lovely home.

The property already benefits from gas-fired central heating, double glazing, and SOLAR PANELS, ensuring energy efficiency and long-term savings. Inside, the accommodation spans two floors, beginning with a welcoming entrance hall, a DOWNSTAIRS WC, a DUAL ASPECT LIVING ROOM, a separate DINING ROOM, and a SPACIOUS KITCHEN. Upstairs, a broad landing leads to FOUR GENEROUS DOUBLE BEDROOMS and a SHOWER ROOM.

Perfectly positioned, it is within easy reach of Linton Gardens, Alexandra Park, and Hastings town centre, complete with a mainline railway station offering direct links to London. With the seafront, promenade, and a wealth of amenities all close by, this is a home brimming with potential.

Viewing is highly recommended, please call PCM Estate Agents today to arrange your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Spacious with plenty of practical storage space, double radiator, stairs rising to upper floor accommodation, under stairs storage cupboard with wall mounted security alarm pad, wall mounted thermostat control for gas fired central heating, telephone point, doors opening to:

CLOAKROOM

Concealed cistern low level wc, vanity enclosed wash hand basin with tiled splashbacks, double glazed pattern glass window to side aspect.

DUAL ASPECT LIVING ROOM

21'2 x 10'10 (6.45m x 3.30m)

Coving to ceiling, double radiator, single radiator, television point, gas fire, two ceiling lights, double glazed box bay window to front aspect with views over the front garden, double glazed sliding patio doors providing access to the rear garden.

SEPARATE DINING ROOM

10'5 x 9'9 (3.18m x 2.97m)

Serving hatch through to kitchen, double radiator, double glazed window to rear aspect with views over the rear garden.

KITCHEN-BREAKFAST ROOM

17' x 8'9 (5.18m x 2.67m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, double inset drainer-sink you with mixer tap, space for tall fridge freezer, double radiator, serving hatch through to dining room, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for freestanding gas cooker with cooker hood over, wall mounted boiler, double aspect room with double glazed window and door to side elevation, and a double glazed window to rear elevation with views onto the established garden.

FIRST FLOOR LANDING

Spacious with loft hatch having pull down ladder leading to a spacious area that is part boarded and insulated, built in cupboard, doors to:

BEDROOM

12'7 x 10'4 (3.84m x 3.15m)

Radiator, fitted bedroom furniture, double glazed window to front aspect.

BEDROOM

12'5 x 10'10 (3.78m x 3.30m)

Radiator, two built in double wardrobes, double glazed window to front aspect.

BEDROOM

11'4 x 8'8 (3.45m x 2.64m)

Built in double wardrobe, double glazed window to rear aspect with a lovely sea view.

BEDROOM

11'1 x 9'11 (3.38m x 3.02m)

Radiator, double glazed window to rear aspect with sea views.

SHOWER ROOM

Walk in shower with pull down seat and hand rail, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, heated towel rail, part tiled walls, shaver point, double glazed obscured glass window for privacy to rear aspect.

REAR GARDEN

Beautifully landscaped and established with a stone patio abutting the property, extending to a path leading down the side elevation with gated access to the front. There is a pond, wooden shed, fenced boundaries and plenty of colour. The garden is south-facing and enjoys sunshine throughout the day.

DOUBLE GARAGE

16'5 x 16' (5.00m x 4.88m)

Twin up and over doors, apex roof allowing for potential storage in the rafters, power and light.

OUTSIDE - FRONT

Large driveway providing ample parking for multiple vehicles, area of lawn, path to front door, established planting beds and borders.

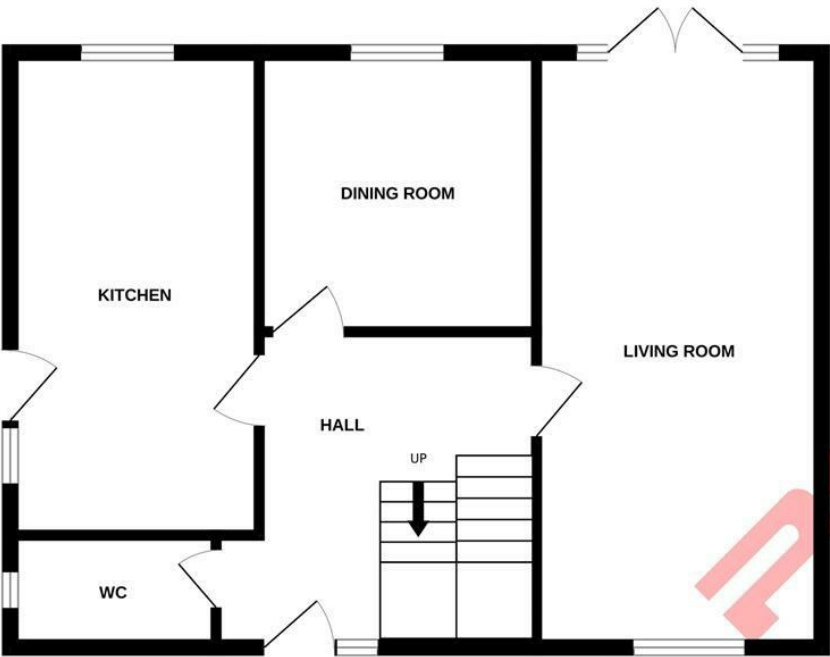
AGENTS NOTE

There are 2 solar systems:

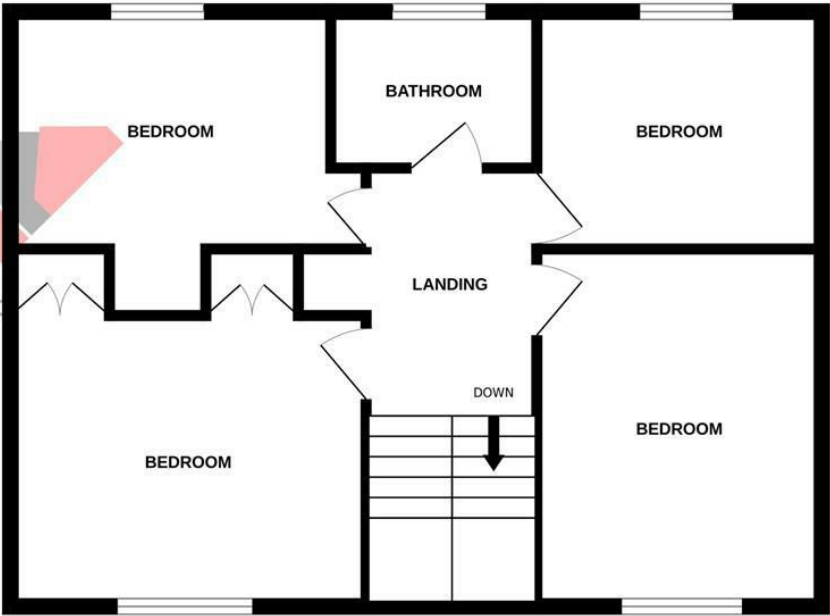
1. PV (photovoltaic) panels generating electricity which is fed back to the national electricity Grid and which generated in 2025 approximately GBP 2084 income in 'feed-in tariff'.
2. Solar hot water panels generating domestic hot water (through solar heat transfer to water).



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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