



ESTATE AGENTS

**1a, Sovereign Close, Hastings, TN34 2UB**

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

**Price £475,000**



An opportunity has arisen to acquire this EXTENDED FOUR BEDROOM DETACHED HOUSE with GARAGE plus additional DETACHED DOUBLE GARAGE and FANTASTIC SEA VIEWS. Located in a sought-after and RARELY AVAILABLE cul-de-sac towards the northern outskirts of Hastings. Offered to the market CHAIN FREE.

The deceptively spacious accommodation comprises an entrance hallway, 24ft LIVING ROOM and SEPARATE DINING ROOM both of which enjoying amazing views over the town and out to sea, separate KITCHEN-BREAKFAST ROOM, UTILITY ROOM, wc and an integral garage. To the first floor the property offers FOUR BEDROOMS with the master also boasting a DRESSING ROOM and the rear bedrooms also benefiting from the aforementioned views and a SHOWER ROOM. Externally the property benefits from a GOOD SIZED PRIVATE REAR GARDEN with a patio area ideal for seating and entertaining, whilst to the front there is a DETACHED DOUBLE GARAGE in addition to a DRIVEWAY and the aforementioned SINGLE GARAGE.

The property is located in a quiet cul-de-sac within this popular region of Hastings, within easy reach of local schooling, whilst also being within easy reach of the A21 and Hastings town centre.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to the first floor accommodation, under stairs storage area with storage cupboard, radiator, door to:

#### **LIVING ROOM**

24'6 x 10'11 (7.47m x 3.33m)

Spacious light and airy room with double glazed patio door to rear aspect providing fantastic views over the town and out to sea, feature fire surround, open plan to:

#### **DINING ROOM**

9'10 x 8'11 (3.00m x 2.72m)

Double glazed windows to rear and side aspects enjoying sensational far reaching sea views, radiator.

#### **KITCHEN-BREAKFAST ROOM**

11'10 x 8'10 (3.61m x 2.69m)

Comprising a range of eye and base level units and breakfast bar with worksurfaces over, electric hob with extractor above, integrated oven and grill, integrated fridge, integrated dishwasher, inset sink with mixer tap, double glazed window to front aspect.

#### **UTILITY ROOM**

7'5 x 4'10 (2.26m x 1.47m)

Double glazed obscured window to side aspect, ample space for appliances including fridge freezer, washing machine and tumble dryer, door leading to integral garage.

#### **DOWNSTAIRS WC**

5'10 x 5'1 (1.78m x 1.55m)

Dual flush wc, wash hand basin with storage below, part tiled walls, double glazed obscured window to front aspect.

#### **FIRST FLOOR LANDING**

Skylight, airing cupboard.

#### **DRESSING ROOM**

12'2 x 8'11 (3.71m x 2.72m)

Range of built in wardrobes and cupboards, double glazed window to side aspect, access to:

#### **MASTER BEDROOM**

13' x 8'11 (3.96m x 2.72m)

Spacious L shaped room, previously extended. Range of wardrobes, double glazed window to front aspect, radiator.

#### **BEDROOM**

9'7 x 7'10 (2.92m x 2.39m)

Double glazed window to rear aspect enjoying fantastic far reaching sea views, radiator, built in storage cupboard.

**BEDROOM**

10'11 x 8'11 (3.33m x 2.72m)

Double glazed window to rear aspect enjoying fantastic far reaching sea views, range of built in wardrobes and drawers, radiator.

**BEDROOM**

11'11 max x 11'10 (3.63m max x 3.61m)

Range of built in wardrobes, radiator, double glazed window to front aspect.

**SHOWER ROOM**

Modern suite comprising a walk in shower with glass screen, low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, double glazed window to rear aspect.

**GARDEN**

Private and enclosed, family friendly and enjoying a sunny aspect. Spacious patio area abutting the property and accessed via the lounge, providing ample space for seating and entertaining, enjoying far reaching views over the town and out to sea, this leads down to the main garden which is predominantly laid to lawn with a range of mature shrubs, plants and trees in addition to a greenhouse. Spacious courtyard area to the side with bin store.

**GARAGE**

16'6 x 9' (5.03m x 2.74m)

Integral with up and over door, power and lighting, wall mounted gas fired boiler.

**DOUBLE GARAGE**

17'4 x 20'2 (5.28m x 6.15m)

Two up and over doors, power and lighting.

Council Tax Band: D





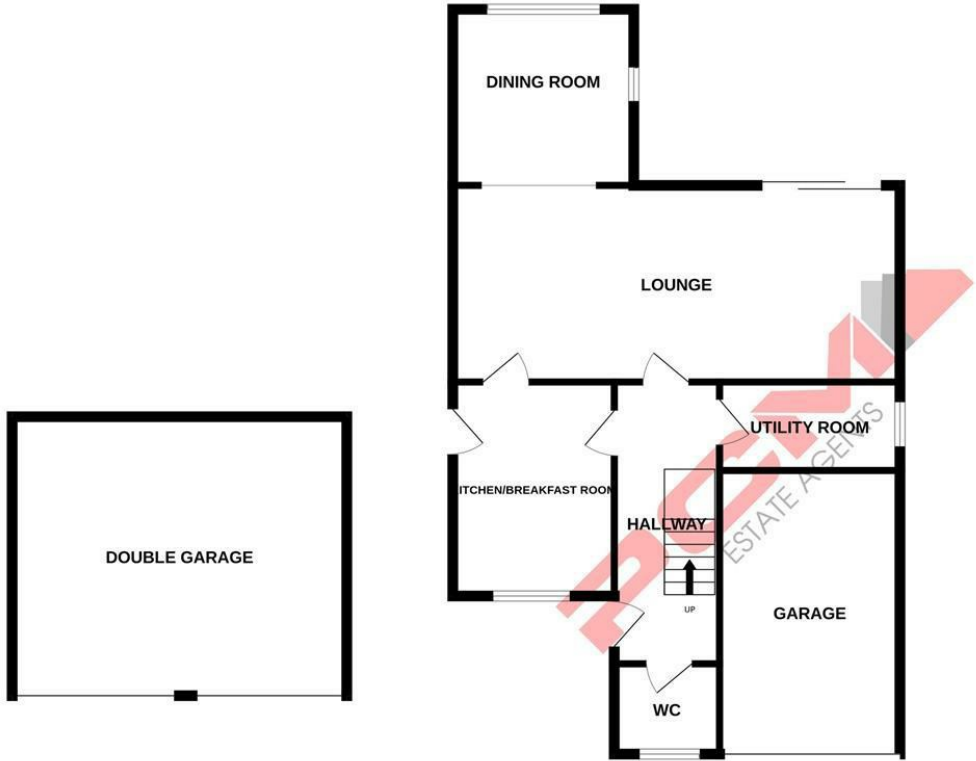




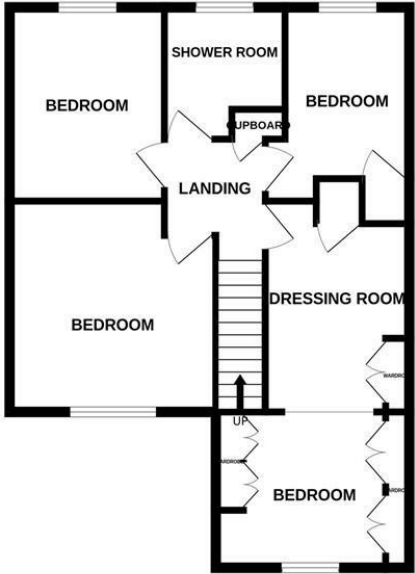




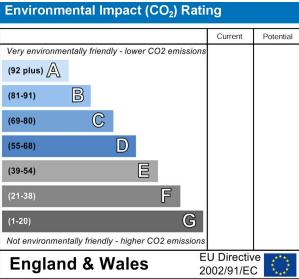
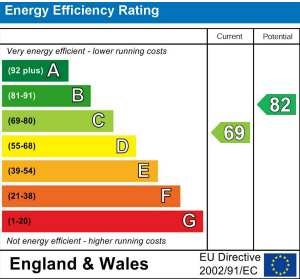
GROUND FLOOR



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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