



ESTATE AGENTS

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Price £475,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this ADAPTABLE DETACHED SIX BEDROOM CHALET STYLE RESIDENCE with a SELF CONTAINED OPEN PLAN ONE BEDROOM ANNEXE.

Positioned on the Northern outskirts of Hastings with TWO DRIVEWAYS providing off road parking for multiple vehicles, a BEAUTIFULLY LANDSCAPED REAR GARDEN with sandstone patio and LARGE GARDEN STUDIO which is currently arranged as a garden bar.

Inside the property has an entrance porch which provides access into the main residence, with separate access to the open plan annexe. Accommodation in the main residence comprises a spacious entrance hall, LOUNGE/DINER, kitchen/breakfast room, THREE GROUND FLOOR BEDROOMS and GROUND FLOOR BATHROOM. There are THREE FURTHER BEDROOMS and a bathroom to the first floor.

The annexe accommodation comprises of an open plan bedroom/living room/kitchen area with separate shower room. The property has GAS CENTRAL HEATING, double glazed windows. In addition to the two driveways, there is also a DETACHED LARGE GARAGE.

The annexe generates a HEALTHY INCOME and is currently rented, and achieving £3400 per annum. This space could also be utilised for a relative or child to have some independence.

Viewing comes highly recommended, please call the owners agents now to arrange your viewing.

DOUBLE GLAZED FRONT DOOR

With window to the side opening to:

ENTRANCE PORCH

Wooden partially glazed door with windows either side opening main accommodation and further door opening to Annexe Accommodation.

MAIN ENTRANCE HALL

Staircase rising to upper floor accommodation, understairs recess area and storage cupboard, coved ceiling, dado rail, radiator, telephone point.

LOUNGE/DINING ROOM

16'5 x 12'8 (5.00m x 3.86m)

Coved ceiling, dado rail, radiator, fireplace, double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM

13'2 x 10'4 (4.01m x 3.15m)

Coved ceiling, ample space for breakfast table, wall mounted boiler, double glazed window and door to side aspect, double glazed door opening to Garage, Kitchen itself is fitted with a range of matching eye and base level cupboards and drawers with work surfaces over, inset drainer sink unit with mixer tap, electric hob with extractor over, waist level oven and separate grill, space and plumbing for washing machine, space for tall fridge/freezer, tile effect laminate flooring, space and plumbing for dishwasher.

BEDROOM

12'8 x 10'2 (3.86m x 3.10m)

Coved ceiling, radiator, dual aspect room with double glazed window to side and rear elevations.

BEDROOM

11'2 x 9'1 (3.40m x 2.77m)

Coved ceiling, radiator, double glazed window to rear aspect.

BEDROOM/STUDY

9'3 x 8'7 (2.82m x 2.62m)

Radiator, coved ceiling, double glazed sliding patio doors opening to rear aspect.

BATHROOM

Bath with mixer tap and shower over bath, dual flush low level wc, vanity enclosed wash hand basin, part tiled walls, tiled flooring, ladder style heated towel rail, downlights, double glazed opaque glass window to side aspect.

LANDING

Dado rail, velux window to side aspect.

BEDROOM

13'4 x 10'3 (4.06m x 3.12m)

Velux windows to either side of the room, alcove with hanging rail for clothing.

BEDROOM

14'8 x 6'7 (4.47m x 2.01m)

Access to eaves storage, radiator, two velux windows to side aspects, downlights.

BEDROOM

11'2 x 6'2 (3.40m x 1.88m)

Access to eaves storage, radiator, two velux windows to side elevation.

BATHROOM

Bath with mixer tap and shower attachment, vanity enclosed wash hand basin, low level wc, radiator, velux window to side aspect, extractor fan.

ANNEXE ACCOMMODATION

22'9 x 8'5 max (6.93m x 2.57m max)

Open plan annexe with space for bed, living space and kitchen area. Wood laminate flooring throughout, radiator. Kitchen area is fitted with eye and base level cupboards and drawers, work surfaces over, sink unit, space for washing machine, space for under counter fridge/freezer, space for counter top area fryer or cooker. Double glazed windows to both side elevations and front aspect.

EN SUITE SHOWER ROOM

Walk in shower enclosure, low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, heated towel rail, downlights, extractor, double glazed opaque glass window to side aspect.

OUTSIDE FRONT

Two driveways providing off road parking for up to three vehicles, path and a few steps leading up to main front door.

REAR GARDEN

Sandstone patio abutting the property, section of lawn, raised planted borders, outside power points, gated side access, raised pond, further decked seating area.

Large garden studio measuring approximately 18'6 x 12'4, bar area with fitted optics, power and light, double opening doors and windows to garden, insulated and is a great space for entertaining. Access to toilet which has a low level wc, wall mounted wash hand basin with mixer tap. This space could be adapted to a home gym/yoga studio.

GARAGE

17' max x 15'7 max narrowing to 8'4 (5.18m max x 4.75m max narrowing to 2.54m)

Power and light connected, personal door to garden, door to kitchen, up and over double door.

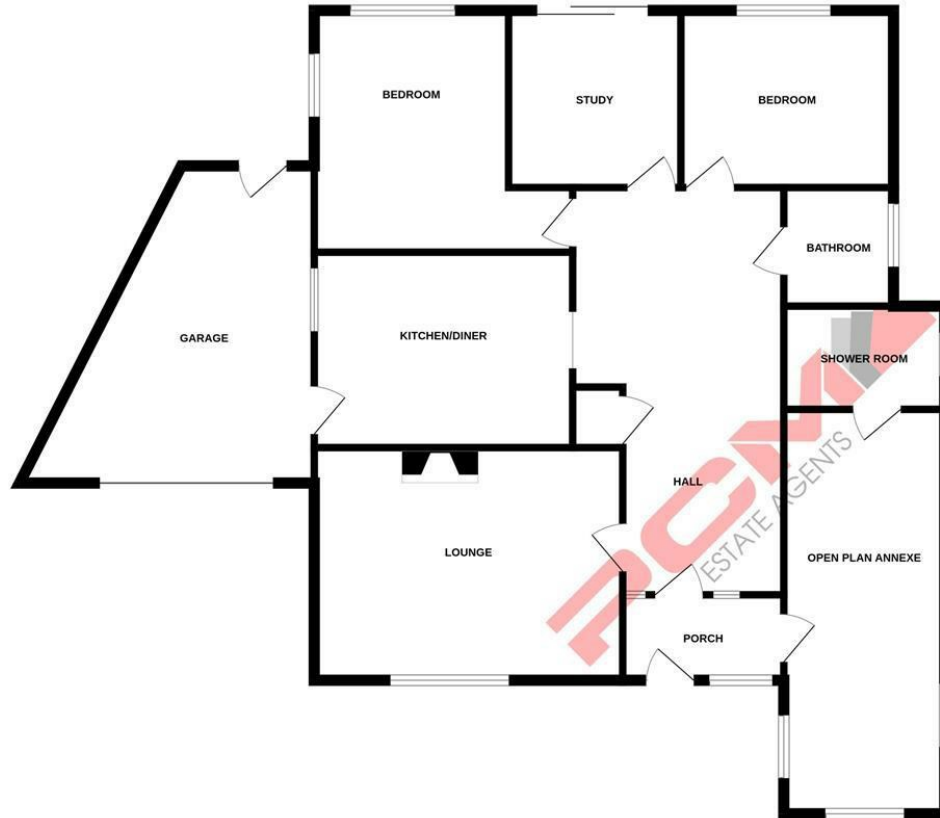
Council Tax Band: C



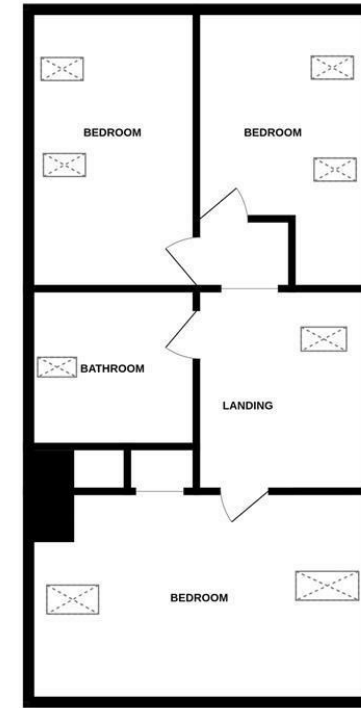




GROUND FLOOR



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.
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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.