



ESTATE AGENTS

**2, Centurion Rise, Hastings, TN34 2UL**

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Tel: 01424 839111

**Offers In The Region Of £495,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED THREE/ FOUR BEDROOM FAMILY HOME arranged over two floors, tucked away in a quiet cul-de-sac position with some outstanding views extending over Hastings to the castle and the sea. The property has OFF ROAD PARKING for multiple vehicles and a ENCLOSED REAR GARDEN offering ample space for families to entertain or eat al-fresco.

The property offers adaptable and well-proportioned accommodation over two floors comprising a spacious entrance hall with AMPLE STORAGE SPACE leading to an inner hallway from which you can access the LOUNGE which offers those SPECTACULAR VIEWS and is open plan to KITCHEN-DINING ROOM which is well-equipped with a range of INTEGRATED APPLIANCES. There is also a LOBBY/ PANTRY, a further RECEPTION ROOM which could be used as a fourth bedroom and a SHOWER ROOM. From the inner hall, stairs descend to the lower floor with a spacious hallway that provides access to TWO EN SUITE DOUBLE BEDROOMS in addition to a further BEDROOM, GARDEN ROOM and a family SHOWER ROOM.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities including St Helens Woods.

This MODERN WELL-APPOINTED FAMILY HOME must be viewed to fully appreciate the convenient position and space on offer. Please call the owners agents now to book your viewing.

#### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Ample storage space, combination and tiled and wood effect laminate flooring, double glazed windows to both front and side elevations, bespoke hand crafted wooden partially glazed double opening doors to:

#### **INNER HALL**

Stairs descending to the lower floor accommodation, wood effect laminate flooring, wall mounted thermostat control for gas fired central heating, light well, loft hatch with access to a partially boarded loft, bespoke hand crafted double wooden partially glazed doors opening to an open plan living space. To the opposite side of the hall there are steps down and a door providing access to an additional reception room, which would have originally been the double garage and has now been converted into another large living/bedroom area.

#### **OPEN PLAN LIVING SPACE**

20'1 x 18'6 (6.12m x 5.64m)

Continuation of the wood effect laminate flooring, television point, coving to ceiling, double glazed windows to side elevations, large double glazed picture window to rear aspect framing the most spectacular views to the sea and Hastings Castle, open plan to:

#### **KITCHEN-DINING ROOM**

21'2 x 9' (6.45m x 2.74m)

Comprising a range of matching eye and base level cupboards and drawers with complimentary worksurfaces over, five ring gas hob, mid-height extra wide single oven, inset one & ½ bowl drainer-sink unit with mixer tap, Bosch dishwasher, space for American style fridge freezer, radiator, continuation of the wood effect laminate flooring and also Amtico flooring, double glazed window to side aspect, doorway leading to:

#### **LOBBY**

Larder, built in storage, door to shower room, few steps down to:

#### **ADDITIONAL RECEPTION ROOM/ BEDROOM**

15'9 x 15'3 (4.80m x 4.65m)

Vaulted ceiling, built in storage, wood laminate flooring, double glazed window to front aspect.

#### **SHOWER ROOM**

Walk in shower with rain style shower head, concealed cistern dual flush low level wc, vanity enclosed wash hand basin and chrome mixer tap, tiled walls, porcelain tiled flooring, ladder style heated towel rail, double glazed frosted glass window to side aspect.

#### **LOWER FLOOR HALLWAY**

Wood effect LVT flooring, under stairs recessed area.

#### **BEDROOM**

12'5 x 9'8 (3.78m x 2.95m)

Coving to ceiling, radiator, built in wardrobes, double glazed window to rear aspect with views onto the garden, door to:

#### **EN SUITE**

Wet room style with tiled walls and porcelain tiled flooring, large walk in shower with rain style shower head, wall mounted wash hand basin, low level wc, extractor fan for ventilation, down lights, double glazed window to garden room.

#### **BEDROOM**

10'3 x 10' (3.12m x 3.05m)

Coving to ceiling, wall mounted vertical radiator, double glazed window to side elevation.

#### **BEDROOM**

10'8 x 9'4 (3.25m x 2.84m)

Wood effect LVT flooring, coving to ceiling, radiator, double glazed window to rear aspect, door to:

#### **EN SUITE**

Large walk in shower with rain style shower head, tiled walls, tiled flooring, dual flush low level wc, wall mounted wash hand basin with chrome mixer tap, ample built in storage, radiator, wall mounted mirror.

#### **SHOWER ROOM**

Walk in shower with rain style shower head, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, tiled flooring, tiled walls, extractor fan for ventilation, ladder style heated towel rail.

#### **GARDEN ROOM**

25'8 max x 11'9 max (7.82m max x 3.58m max )

Double glazed windows and door to rear aspect with views and access onto the garden, space and plumbing for washing machine and tumble dryer, wall mounted sink with mixer tap, wall mounted boiler pressurised system, radiator, built in storage with water tank.

#### **REAR GARDEN**

Decked patio abutting the property and descending to a lawned area, further paved patio area, fenced boundaries, mature plants and shrubs, side access to front, outside water tap, wooden shed, access to lean to/ store room with power and light.

#### **OUTSIDE - FRONT**

Off road parking for multiple vehicles, area of lawn with a range of mature bushes and shrubs.





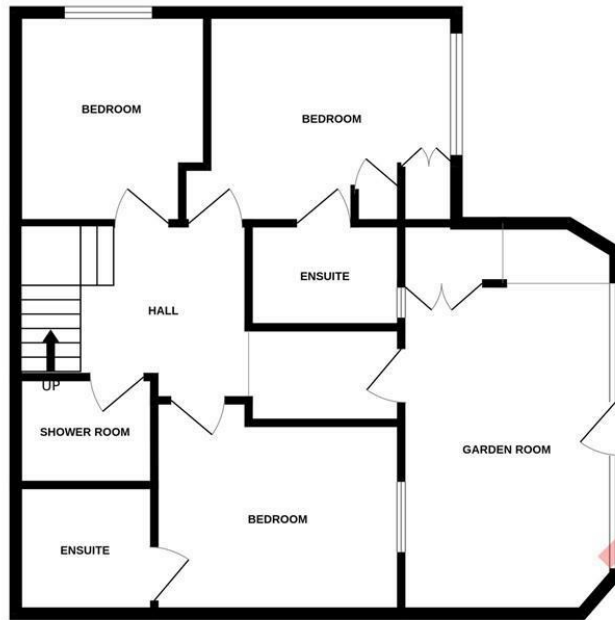




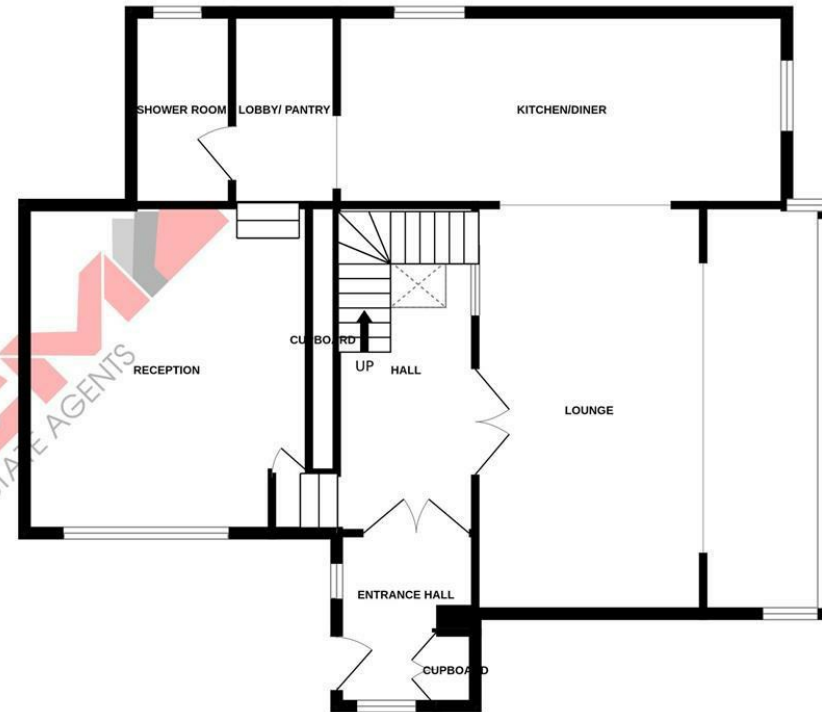




LOWER FLOOR



GROUND 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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