



ESTATE AGENTS

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Guide Price £500,000

GUIDE PRICE £500,000 to £550,000

PCM Estate Agents are delighted to present to the market an exciting and RARE OPPORTUNITY to acquire this EXCEPTIONALLY WELL-PRESENTED DETACHED THREE BEDROOM CHALET STYLE RESIDENCE, positioned on one of Hastings most sought-after roads and offering exceptionally well-presented and well-proportioned accommodation. Situated on a GOOD SIZED PLOT with LARGE GARAGE, WORKSHOP and a LARGE REAR GARDEN.

Inside, the property offers accommodation arranged over two floors comprising an entrance hall opening to an inviting and spacious hallway, DUAL ASPECT LIVING ROOM with a PLEASANT OUTLOOK and access onto the garden and benefitting from having a WOOD BURNING STOVE. Accommodation is partially open plan with a large opening from the dual aspect living room into the DUAL ASPECT KITCHEN-DINING ROOM, again having views onto the garden and doorway leading to a separate UTILITY offering practicality for any family home. Also on the ground floor is a SPACIOUS MASTER BEDROOM with access to an EN SUITE SHOWER ROOM and a LUXURIOUS FAMILY BATHROOM with bath and shower. Upstairs, the landing offers ample storage space and access to a further wc, there are TWO DOUBLE BEDROOMS either side of the landing with views to the front and the other with views onto the garden.

The property does present well to the market with well-presented accommodation and still offers potential for the eventual buyer to improve further still and make it their own. The property also has PLANNING PERMISSION to extend above the garage and workshop to create a FOURTH BEDROOM and STUDY. More information can be found under planning ref: HS/FA/23/00858.

Viewing comes highly recommended for anyone seeking a superb FAMILY HOME in an incredibly sought-after location, close to popular schooling establishments and nearby amenities.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Coving to ceiling, radiator, further wooden partially glazed door opening to:

HALL

Stairs rising to upper floor accommodation, partially vaulted ceiling, Velux style window to side elevation, under stairs storage cupboard, double radiator.

LIVING ROOM

20'4 max x 11'9 (6.20m max x 3.58m)

Triple aspect with windows to both side and rear elevations, double glazed sliding patio doors to side providing access to the garden, coving to ceiling, combination of wall and ceiling lighting, single radiator, double radiator, fireplace with wood burning stove, television point, large opening providing access to:

KITCHEN-DINING ROOM

20'5 max x 10' (6.22m max x 3.05m)

Fitted with a matching range of base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob, electric fan assisted oven, resin one and ½ bowl drainer-sink with mixer tap, wall mounted boiler, two radiators, tiled & carpet flooring, breakfast bar, dual aspect with windows to side and rear aspects having views onto the garden, doorway leading to:

UTILITY

10'5 x 5'9 (3.18m x 1.75m)

Coving to ceiling, radiator, wall mounted consumer unit for the electrics, range of all mounted cupboards and fitted kitchen worksurface, space and plumbing for washing machine, tumble dryer and space for under counter fridge and separate freezer, return door to hall, radiator, tiled flooring, window and door to side aspect.

MASTER BEDROOM

13'7 x 12'1 (4.14m x 3.68m)

Coving to ceiling, radiator, double glazed French doors to front aspect, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure, low level wc, pedestal wash hand basin, part tiled walls, extractor fan for ventilation, radiator, coving to ceiling, window to front aspect.

LUXURIOUS BATHROOM

Contemporary bathtub with mixer tap, large walk in shower with rain style shower head and hand-held shower attachment, wall mounted vanity enclosed

wash hand basin with mixer tap and tiled splashbacks, ladder style hatted towel rail, tiled walls, tiled flooring, down lights, extractor fan for ventilation, wall mounted LED mirror, double glazed window to side aspect with obscured glass for privacy.

FIRST FLOOR LANDING

Ample storage space, radiator, coving to ceiling, door to:

WC

Low level wc, wash hand basin with tiled splashbacks, radiator, wood effect vinyl flooring, Velux style window to side aspect.

BEDROOM

14'8 max into bay x 13'8 (4.47m max into bay x 4.17m)

Access to eaves storage, large cupboard, loft hatch providing access to loft space, double radiator, window to rear aspect with views onto the garden.

BEDROOM

14'1 into bay x 13'8 max (4.29m into bay x 4.17m max)

Built in cupboard, access to eaves storage, loft hatch to loft space, double radiator, window to front aspect.

OUTSIDE - FRONT

Off road parking for multiple vehicles, access to:

LARGE GARAGE

24'9 x 10'9 (7.54m x 3.28m)

Double opening doors, opening to:

WORKSHOP

24'9 x 10'12 max (7.54m x 3.05m max)

REAR GARDEN

Landscaped and enjoying sunshine, mainly laid to lawn with a stone patio abutting the property, further decked patio, fenced boundaries, private and secluded, gated side access to both side elevations, outside water tap.

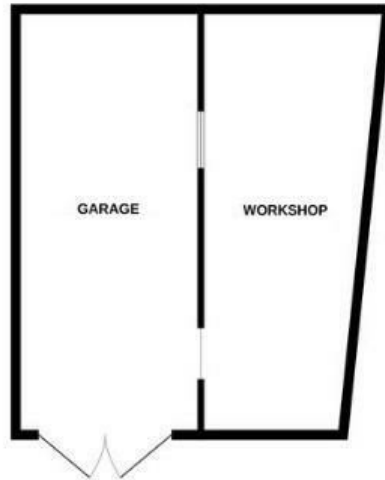
Council Tax Band: D







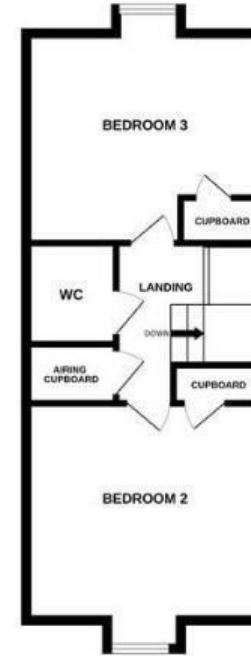
BASEMENT
504 sq.ft. (46.8 sq.m.) approx.



GROUND FLOOR
896 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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			
		62	83
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.