



ESTATE AGENTS

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**Offers In Excess Of £500,000**

PCM Estate Agents are delighted to bring to the market this IMPRESSIVE DETACHED FOUR BEDROOM FAMILY HOME with DOUBLE GARAGE, enviably positioned on the northern outskirts of Hastings. Occupying an ELEVATED PLOT set back from the road, the property enjoys a private and commanding setting with a PLEASANT OUTLOOK, including glimpses of the sea, while remaining within easy reach of Hastings Country Park, highly regarded schooling establishments and the amenities of Ore Village.

This BEAUTIFULLY PRESENTED home offers spacious and versatile accommodation arranged over two floors. A generous and welcoming entrance hall sets the tone, leading to a BRIGHT LIVING ROOM, separate DINING ROOM, and a MODERN FITTED KITCHEN complemented by a separate UTILITY ROOM. To the rear, a delightful CONSERVATORY provides LOVELY VIEWS over the garden and creates the perfect space for relaxing or entertaining. A convenient GROUND FLOOR SHOWER ROOM completes the downstairs accommodation. Upstairs, the well-proportioned landing gives access to FOUR DOUBLE BEDROOMS and a family bathroom, offering ample space for growing families. Further benefits include gas-fired central heating, double glazing throughout, a DOUBLE GARAGE with electric roller door, and extensive OFF ROAD PARKING.

The rear garden is family-friendly and predominantly laid to lawn, providing an ideal environment for children, outdoor entertaining, or simply enjoying the peaceful surroundings.

A wonderful opportunity to acquire a substantial family home in a sought-after location, early viewing is highly recommended to fully appreciate both the accommodation and setting on offer.

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, doors to:

### **GROUND FLOOR SHOWER ROOM**

Walk in shower enclosure, pedestal wash hand basin, low level wc, tiled walls, tiled flooring, radiator, double glazed pattern glass window to rear aspect.

### **LIVING ROOM**

16'6 x 11'9 (5.03m x 3.58m)

Combination of wall and ceiling lighting, television point, fireplace with wooden fire surround and mantle, stone hearth and inset gas living flame fire, double radiator, large opening allowing access through to the dining room, double glazed window to front aspect with lovely views extending over Fairlight Road, between neighbouring properties to the fields beyond.

### **DINING ROOM**

12'1 x 9'5 (3.68m x 2.87m )

Coving to ceiling, double radiator, double glazed sliding patio doors providing access into the large conservatory, return door to entrance hall.

### **CONSERVATORY**

14'2 x 12'5 (4.32m x 3.78m)

Part brick construction with apex polycarbonate roof, radiator, tiled flooring, wall and ceiling lighting, UPVC double glazed windows to side and rear elevations, double glazed French doors to side elevation opening onto a decked patio, with lovely views can be enjoyed over the garden itself.

### **KITCHEN**

13'3 x 11' (4.04m x 3.35m)

Modern and built with a matching range of eye and base level cupboards and drawers having complimentary worksurfaces over, tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer spray tap, breakfast bar seating area, Belling electric freestanding cooker with five ring hob and double oven and grill, fitted cooker hood over, integrated under counter fridge, integrated dishwasher, down lights, tiled flooring, dual aspect with double glazed window to side and front elevations, both enjoying pleasant views to the sea and fields, between and over neighbouring properties.

### **UTILITY**

7'8 x 5'6 (2.34m x 1.68m)

Large storage cupboard offering a practical use for storing everyday items, wall mounted Worcester boiler, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, tiled flooring, double glazed window and door to rear aspect with views and access onto the garden.

## **FIRST FLOOR LANDING**

Loft hatch, radiator, airing cupboard, doors to:

## **MASTER BEDROOM**

11'8 x 11'4 (3.56m x 3.45m)

Radiator, built in wardrobe with mirrored sliding doors, lovely views to the rear elevation of the property over the garden.

## **BEDROOM**

11'5 x 11'7 with additional 9'6 x 6'3 (3.48m x 3.53m with additional 2.90m x 1.91m)

Currently used as a second lounge. Radiator, wall and ceiling lighting, dual aspect with double glazed windows to front and side elevations having lovely views of the sea and the open greenery and fields around the area.

## **BEDROOM**

10'3 x 8'9 (3.12m x 2.67m )

Radiator, coving to ceiling, double glazed window to front aspect with lovely views of the sea and the open greenery and fields around the area.

## **BEDROOM**

9'8 x 8'10 (2.95m x 2.69m)

Radiator, double glazed window to rear aspect with views over the garden.

## **FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush low level wc, tiled walls, tiled flooring, double glazed window with pattern glass to rear aspect.

## **REAR GARDEN**

Large and family friendly, with a decked patio abutting the property, access down the side elevation providing access to the front, and a further patio at the bottom of the garden. The garden is established with a variety of mature plants, shrubs and areas of lawn, ideal for the garden enthusiast or for those with children to enjoy.

## **OUTSIDE - FRONT**

The property occupies a slightly elevated position set back from the road with plenty of off road parking leading to the large garage. There are steps up to the

front door, with a lovely outlook over Fairlight Road and beyond neighbouring properties to the open fields, including views to the sea.

## **DOUBLE GARAGE**

17'4 x 16'9 (5.28m x 5.11m )

Electric roller door, power and lighting.

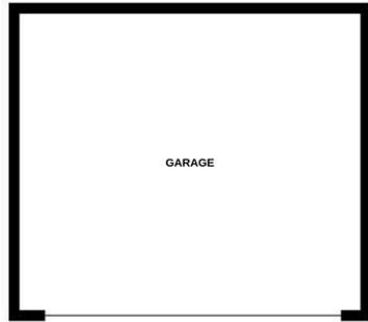
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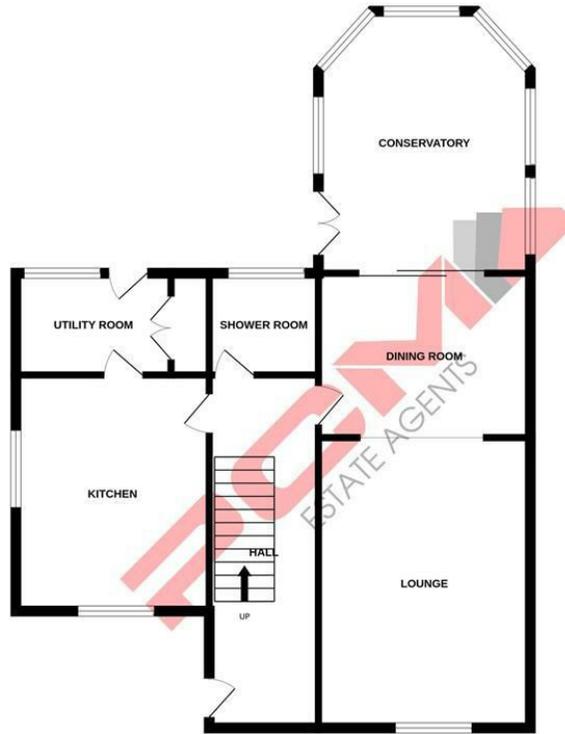




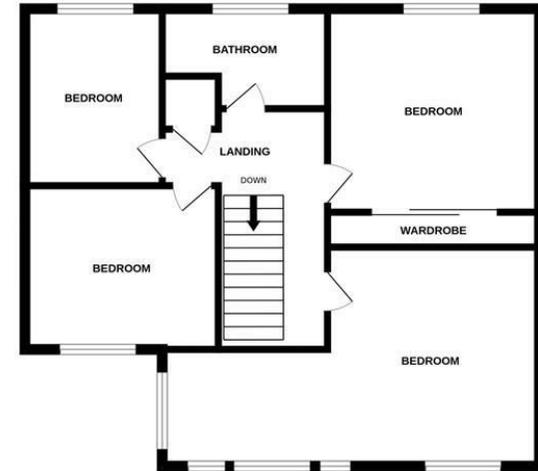
BASEMENT



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) <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 |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | 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.