



**PCMA**

ESTATE AGENTS

**5, Ochiltree Road, Hastings, TN34 2AJ**

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

**Offers In Excess Of £425,000**



PCM Estate Agents are delighted to offer for sale an opportunity to secure this FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW with THREE SEPARATE ENTRANCES, situated in this highly sought after location.

Located within reach of local schools, the picturesque St Helens Woods and bus routes to Hastings town centre with it's comprehensive range of shopping, sporting, recreational facilities and mainline railway station.

The property benefits from gas central heating and double glazing, with accommodation comprising a 20ft KITCHEN-BREAKFAST ROOM plus LOUNGE and DINING ROOM, EN SUITE SHOWER ROOM to master bedroom plus ground floor bathroom and WC with shower. SUPERB VIEWS can be enjoyed to the front aspect over the rooftops of Hastings, past the castle and to the sea. There are BEAUTIFULLY LANDSCAPED GARDENS to the front and rear.

Early viewing is considered essential for those seeking a well proportioned family home in this much sought after location call now to book your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Enclosed, part glazed door to:

#### **ENTRANCE HALL**

Staircase rising to upper floor accommodation, built in cupboard, phone point, radiator, inset ceiling spot lighting, parquet flooring, central heating thermostat, airing cupboard, cupboard housing plumbing for washing machine.

#### **LOUNGE**

16'0" max x 11'11" max (4.88 max x 3.63 max)

Double glazed bay window to front aspect enjoying superb views to the front aspect up to the West Hill and to the Castle, tiled feature fire surround with open fire and tiled hearth, inset ceiling spot lighting, parquet flooring, radiator, return door to hallway.

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

20'4" max x 10'0" max (6.20 max x 3.05 max)

Double glazed window to rear aspect, part tiled wall, inset 1½ bowl sink, range of modern base units comprising cupboards and drawers set beneath working surfaces with fitted wall units over with under cupboard lighting, under plinth lighting, stainless steel and glass chimney style cooker hood over inset four ring gas hob, single oven and grill, inset ceiling spot lighting, radiator, tiled floor, double glazed double doors opening to rear garden, open planned to:

#### **DINING ROOM**

9'10" x 9'9" (3.00 x 2.97)

Radiator, parquet flooring, inset ceiling spot lighting, double glazed sliding patio doors opening to rear garden.

#### **BEDROOM**

13'11" max x 11'4" max (4.24 max x 3.45 max)

Double glazed window to side aspect, radiator, inset ceiling spot lighting, parquet flooring.

#### **BEDROOM**

12'2" max x 11'3" plus recess (3.71 max x 3.43 plus recess)

Double glazed bay window to front aspect enjoying superb views over the rooftops of the town, to the West Hill, Castle and to the sea, parquet flooring, radiator, inset ceiling spot lighting, under stairs recess.

#### **BATHROOM**

Double glazed window to side aspect, tiled walls, modern white suite comprising panelled bath with mixer spray attachment, wash hand basin set into vanity unit, tiled shower cubicle, low level WC, heated towel rail/radiator, inset ceiling spot lighting, tiled floor.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect enjoying views over rooftops, inset ceiling spot lighting.

#### **MASTER BEDROOM**

13'10" max x 11'2" max (4.22 max x 3.40 max)

Double glazed window to front aspect enjoying superb views over the rooftops of Hastings, past the Castle and to the sea, built in cupboards, radiator, door way to:

#### **EN-SUITE SHOWER ROOM**

Velux window to rear aspect, tiled walls, tiled shower cubicle, contemporary style wash hand basin set vanity unit beneath with mixer taps over, low level WC, heated towel rail/radiator, inset ceiling spot lighting, tiled floor.

#### **BEDROOM**

11'8" max x 6'2" max (3.56 max x 1.88 max)

Double glazed window to side aspect, velux window to rear aspect, access to eves storage, radiator.

#### **FRONT GARDEN**

Gate providing access to paved steps to the front of the property with gardens laid to lawn to either sides with trees and shrubs and flowerbeds, access to an enclosed patio area enjoying superb views over the rooftops of the town, past the castle and to the sea.

#### **REAR GARDEN**

Patio area with steps up to gardens laid to lawn with flowerbeds and shrubs, rear access gate, side access.

Council Tax Band: D







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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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.

| 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 |         |           |
| England & Wales                             |         |           |
| 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 |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |