



ESTATE AGENTS

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Offers In The Region Of £400,000

PCM Estate Agents are delighted to offer to the market this THREE BEDROOM DETACHED CHALET BUNGALOW with DOUBLE GARAGE occupying a FANTASTIC PLOT with BEAUTIFULLY PRESENTED MATURE WRAP AROUND GARDENS and LOVELY VIEWS. Offered to the market CHAIN FREE!

Offering huge potential for those looking for a HOME TO IMPROVE, with accommodation comprising an entrance porch/ conservatory, hallway, lounge, KITCHEN-DINER, UTILITY ROOM, bathroom with walk in shower, DINING ROOM/ THIRD BEDROOM, whilst to the first floor there are TWO DOUBLE BEDROOMS with the master enjoying AMAZING COUNTRYSIDE VIEWS and an EN SUITE WC. A particular feature of this property are the PRIVATE AND MATURE GARDENS which WRAP AROUND THE PROPERTY. The property is set back from the main road with a generous frontage that is predominantly laid to lawn, whilst the rear garden is equally well-presented with a range of mature shrubs, plants and trees.

Located on a sought-after Lane towards the northern outskirts of Hastings. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

DOUBLE DOORS

Leading to:

CONSERVATORY/ ENTRANCE PORCH

10'1 x 7'8 (3.07m x 2.34m)

Double glazed windows to both side and front aspects overlooking the front garden, door to:

HALLWAY

Spacious with stairs rising to the first floor accommodation, under stairs storage area, built in storage cupboard.

LOUNGE

13'3 x 12'4 (4.04m x 3.76m)

Feature fireplace, double glazed window to front aspect with pleasant views, radiator.

KITCHEN-DINER

12' 9 x 12'4 (3.66m x 3.76m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, ample space for dining table and chairs, four ring gas hob with extractor above and oven below, door to:

UTILITY ROOM

10'8 x 7'9 (3.25m x 2.36m)

Comprising a further range of base level units with worksurfaces, stainless steel inset sink with mixer tap, double glazed windows to front and rear aspects, door to rear aspect leading out to the garden.

DINING ROOM/ BEDROOM THREE

13'3 x 12'4 (4.04m x 3.76m)

Double glazed window to rear aspect, radiator.

BATHROOM

9'6 x 5'7 (2.90m x 1.70m)

Panelled bath with mixer tap, separate walk in shower, wc, wash hand basin, double glazed window to side aspect, radiator.

FIRST FLOOR LANDING

Loft hatch, door to:

BEDROOM

15' x 13'4 (4.57m x 4.06m)

Dual aspect room with double glazed windows to front and side aspects enjoying fantastic far reaching countryside views, radiator, door to:

EN SUITE WC

Wash hand basin with tiled splashback, wc, Velux window to rear aspect.

BEDROOM

12'9 x 9'8 (3.89m x 2.95m)

Double glazed window to side aspect enjoying pleasant views, door providing access to eaves storage, radiator.

DOUBLE GARAGE

18'10 x 18'1 (5.74m x 5.51m)

Two up and over doors, power, water, lighting, fitted workbench.

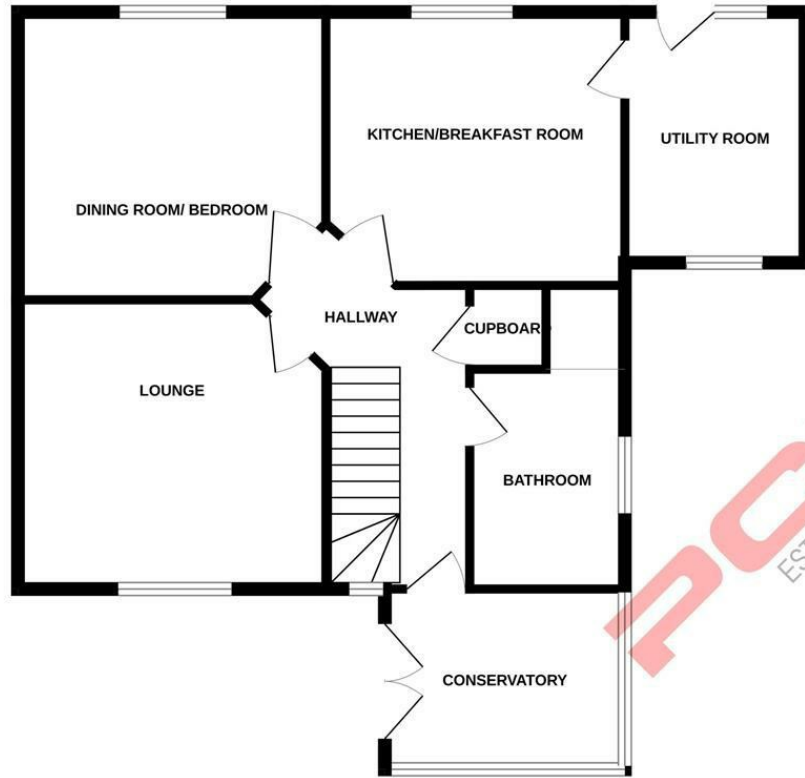
GARDENS

The property occupies a fantastic plot with a particular feature being the large wrap around gardens. The property is set back from the road with steps and gate leading to the front of the property. The garden is predominantly laid to lawn and features a range of mature shrubs, plants and a pond. The gardens extend to both sides and the rear, where you will find a number of outbuildings including storage sheds, workshop, log store and two greenhouses. There is also a gate providing rear pedestrian access onto Rye Road.

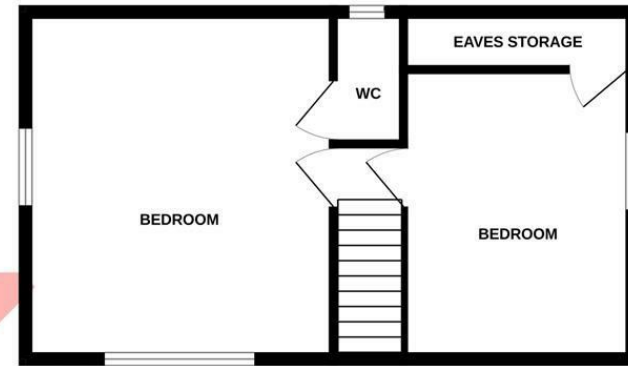
Council Tax Band: E



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		60	
(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.