



22, Redmayne Drive, Hastings, TN34 1RD

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Price £450,000

PCM Estate Agents are delighted to present to the market this CHAIN FREE DETACHED FOUR BEDROOM HOUSE positioned in a quiet cul-de-sac on the outskirts of Hastings town centre with its vast range of amenities, seafront, promenade and mainline railway station with convenient links to London.

This DETACHED FAMILY HOME offers PLENTY OF OFF ROAD PARKING with TWO DRIVEWAYS, DETACHED GARAGE and a LARGE SOUTHERLY FACING GARDEN. Accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINER, separate UTILITY and CONSERVATORY. Upstairs, the landing provides access to FOUR BEDROOMS, with the master having an EN-SUITE WC, and a WET ROOM style shower room. The property benefits from having gas fired central heating and double glazing throughout.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMPOSITE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, wall mounted security alarm pad, dado rail, coving to ceiling, under stairs storage cupboard, radiator, door to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin with tiled splashbacks, wall mounted consumer unit for the electrics, radiator, double glazed obscured glass window to side aspect.

LIVING ROOM

17' into bay x 11'10 (5.18m into bay x 3.61m)

Coving to ceiling, television point, two radiators, fireplace, double glazed bay window to front aspect, opening to:

KITCHEN-DINER

18' max x 13' narrowing to 12' (5.49m max x 3.96m narrowing to 3.66m)

Shaker style kitchen built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, solid wood worktops, five ring gas hob with oven below and extractor over ceramic Belfast sink with mixer tap, integrated slimline dishwasher, double radiator and single radiator, breakfast bar seating area, tiled flooring, return door to entrance hall, open plan to conservatory, door to utility and double glazed window to rear aspect.

UTILITY

16' x 7'10 (4.88m x 2.39m)

Space and plumbing for washing machine and tumble dryer, further range of fitted eye and base level cupboards and drawers, stainless steel sink with drainer, space for American style fridge freezer, dual aspect with loft space for storage, double glazed window to front, double glazed window and single glazed wooden framed door to rear.

CONSERVATORY

12' x 11' (3.66m x 3.35m)

Apex polycarbonate roof, two radiators, tiled flooring, part brick construction with double glazed windows to both side and rear elevations with lovely views onto the garden, double glazed French doors opening to side providing access onto the decked veranda.

FIRST FLOOR LANDING

Loft hatch to loft space, storage cupboard housing the wall mounted boiler and offering additional storage space, loft hatch to loft space, wood laminate flooring, double glazed window to side aspect.

MASTER BEDROOM

13' x 9' (3.96m x 2.74m)

Coving to ceiling, television point, radiator, wood laminate flooring, built in wardrobes, double glazed window to front aspect, door to:

EN SUITE WC

Comprising a wc, wall mounted wash hand basin, ladder style heated towel rail, non-slip flooring, prt tiled walls, shaver point, extractor fan, coving to ceiling, double glazed obscured glass window to side aspect. Was previously a full en-suite with shower, wc and hand basin, but the existing owners have advised that the room was modified due to previous owners mobility, it could be reinstated with the removal of the stud partition to the right hand side of the wc.

BEDROOM

11' x 9' (3.35m x 2.74m)

Coving to ceiling, wood laminate flooring, radiator, television point, double glazed window to rear aspect with views onto the garden.

BEDROOM

8' x 6' (2.44m x 1.83m)

Coving to ceiling, wood laminate flooring, radiator, double glazed window to rear aspect.

BEDROOM

9'11 x 8' max (3.02m x 2.44m max)

Area of restricted space due to the bulk head of the stairs, radiator, wood laminate flooring, coving to ceiling, dual aspect room with double glazed windows to side and front.

WET ROOM

Non slip flooring, tiled walls, ladder style heated towel rail, wall mounted wash hand basin, dual flush low level wc, electric shower, extractor fan for ventilation, double glazed window with obscured pattern glass to side aspect for privacy.

OUTSIDE - FRONT

Off road parking for multiple vehicles, block paved drive providing off road parking for two/ three vehicles in tandem and a further driveway leading to:

DETACHED GARAGE

Up and over door, personal door to garden.

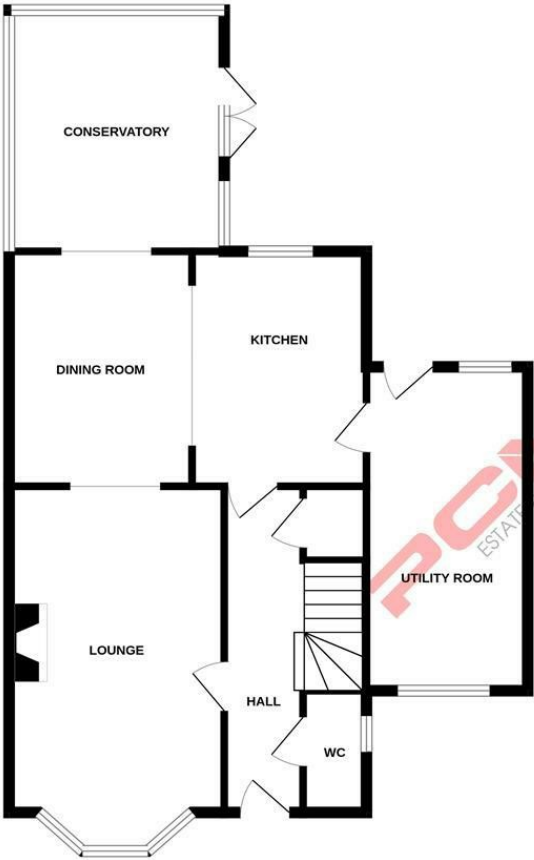
REAR GARDEN

Decked patio wrapping around the property with steps down to the main section of garden which is laid to lawn, fenced boundaries, gated access to front, personal door to the detached single garage, outside water tap. The garden enjoys a pleasant, private and sunny aspect.

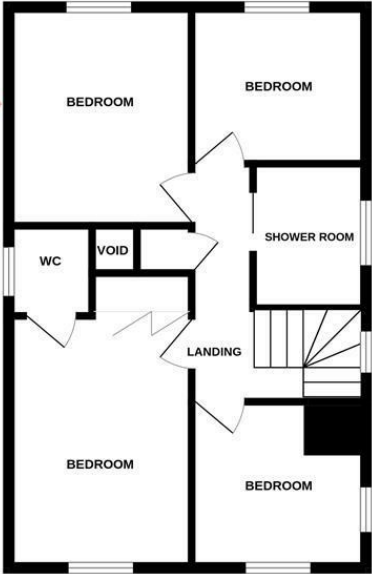
Council Tax Band: E



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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