



ESTATE AGENTS

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Guide Price £450,000

**** GUIDE PRICE £450,000 TO £475,000 ****

PCM Estate agents are delighted to present to the market this beautifully presented THREE BEDROOM DETACHED HOME, located on this incredibly sought-after road within the St Helens Wood region of Hastings.

Offering well-proportioned accommodation comprising a porch, entrance hall, lounge, BEAUTIFULLY PRESENTED KITCHEN-DINING ROOM, additional RECEPTION ROOM/ BEDROOM, DOWNSTAIRS WC, first floor landing, TWO DOUBLE BEDROOMS with plenty of storage and a bathroom. There are modern comforts including gas fired central heating, double glazing, driveway providing OFF ROAD PARKING, GARAGE and a WELL-MAINTAINED GARDEN.

This is a perfect opportunity for someone to acquire a BEAUTIFULLY PRESENTED DETACHED HOME in a PRIME LOCATION, conveniently positioned within easy reach of amenities and St Helens Woods.

Please contact PCM Estate Agents now to avoid missing out.

PORCH

6'5 x 3'9 (1.96m x 1.14m)

Located at the side of the property, frosted double glazed windows, double glazed door with frosted insert to front, radiator, coat hooks, further frosted window, wooden frosted glazed door leading to:

HALLWAY

18'4 max x 6'4 max (5.59m max x 1.93m max)

Laminate flooring, radiator, coving, under stairs storage.

KITCHEN-DINER

Laminate flooring, bi-fold doors to rear overlooking the garden, large double glazed leaded light window to side aspect, large double glazed leaded light window to rear aspect, side access via double glazed door with window to side. Beautifully presented with a range of eye and base level cupboards, marble effect worktop, part tiled walls, integrated dishwasher, washing machine and fridge freezer, electric double oven with four ring gas hob and extractor over, radiator, space for table and chairs.

LOUNGE

15'8 x 13'10 (4.78m x 4.22m)

Dual aspect with leaded light double glazed windows to front and side aspects having far reaching views to the South Downs and over the town, radiator,

electric fire, coving, brick surround within inset electric fire, wooden sliding doors leading to:

BEDROOM/ STUDY AREA

13'11 x 8'10 (4.24m x 2.69m)

Dual aspect leaded light windows to front and side aspects, radiator, coving, return door to hallway.

SEPARATE WC

6'3 x 3'4 (1.91m x 1.02m)

Double glazed leaded light frosted window to rear aspect, laminate flooring, wc, wash hand basin with tiled splashback, radiator, built in shelving, coving and radiator.

FIRST FLOOR LANDING

Storage cupboard housing boiler.

BEDROOM

13'11 x 11'10 (4.24m x 3.61m)

Radiator, eaves storage, loft access, double glazed leaded light window to front aspect with far reaching views.

BEDROOM

13'10 x 12'4 (4.22m x 3.76m)

Radiator, eaves storage, loft access, double glazed leaded light window to rear aspect overlooking the garden.

BATHROOM

6'7 x 6'7 (2.01m x 2.01m)

Part tiled walls, vinyl flooring, heated towel rail, wc, wash hand basin with storage below, bath with rainwater shower and further shower over, double glazed frosted window to side aspect.

FRONT GARDEN

Laid to lawn, driveway providing off road parking for two-three vehicles.

GARAGE

REAR GARDEN

Area of lawn, raised patio area offering a real sun trap, range of shrubs and bushes, side access to front. The garden is mature and private.

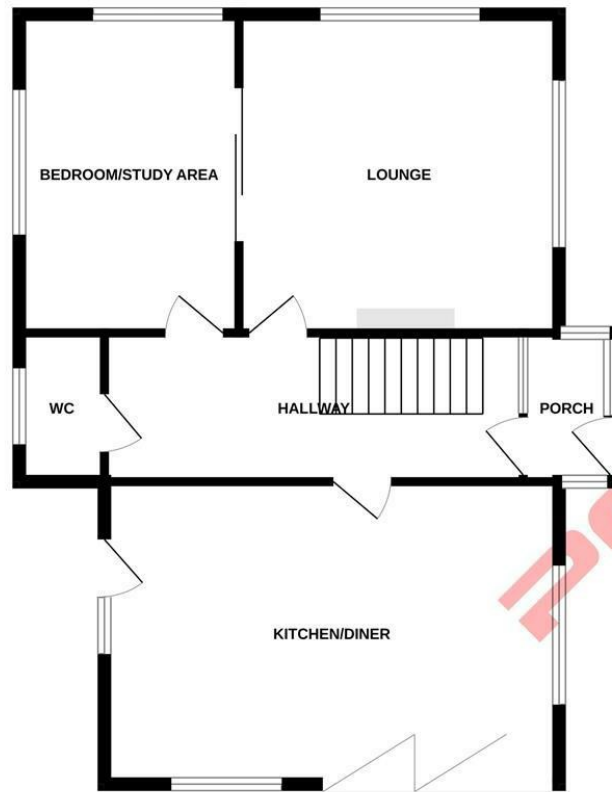
Council Tax Band: D



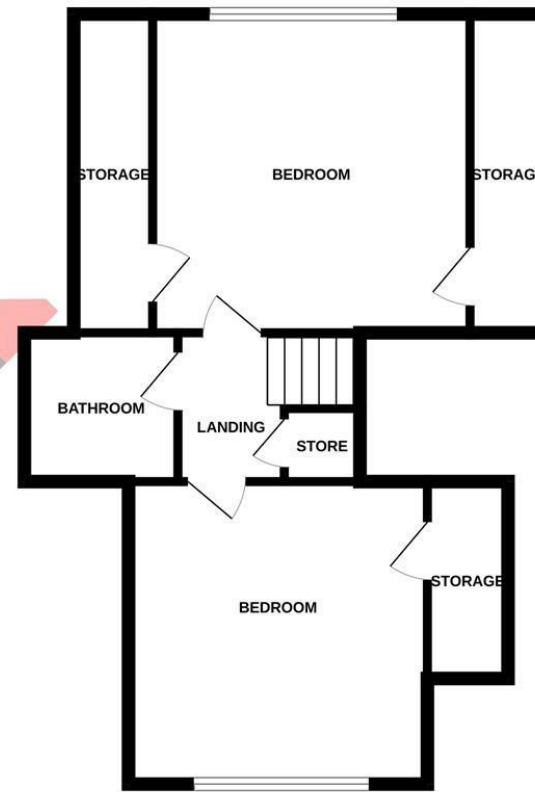




GROUND FLOOR



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		
(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.