



ESTATE AGENTS

Ash Cottage, Cottage Lane, Hastings, TN35 4RB

Web: www.pcmaestateagents.co.uk
Tel: 01424 839111

Price £440,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this THREE BEDROOM DETACHED HOUSE located in a sought-after Country Lane, with GARAGE, DRIVEWAY and a FAMILY FRIENDLY ESTABLISHED REAR GARDEN.

Inside, whilst the property is IN NEED OF SOME MODERNISATION it does offer modern comforts including gas fired central heating, double glazing and well-proportioned accommodation over two floors. Accommodation comprises a porch providing access to an entrance hall, DOWNSTAIRS WC, DUAL ASPECT LIVING ROOM, separate DINING ROOM and kitchen with a side passage giving access to the front and rear of the property along with access to the garage. Upstairs, the landing provides access to THREE GOOD SIZED BEDROOMS and a family bathroom.

Nestled on this sought-after lane within Westfield, within easy reach of popular schooling establishments and amenities within the village, as well as a Doctors practice and a range of countryside walks. This would make a LOVELY HOME for families wanting to live in a village setting.

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

WOODEN PARTIALLY GLAZED FRONT DOOR

Leading to:

PORCH

Windows to side and front elevations, further pattern glass wooden framed door with window to side opening onto:

SPACIOUS ENTRANCE HALL

Coving to ceiling, radiator, telephone point, inset storage cupboards, stairs rising to upper floor accommodation, doors opening to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin, part tiled walls, double glazed pattern glass window to rear aspect,

DUAL ASPECT LOUNGE

18'2 max x 12'1 (5.54m max x 3.68m)

Double glazed window to front overlooking the front garden, double glazed window to rear looking over the rear garden, two radiators, coving to ceiling, television point, fireplace with working fire.

DINING ROOM

10'3 x 12'7 (3.12m x 3.84m)

Coving to ceiling, radiator, double glazed window to front aspect.

KITCHEN

10'1 x 9' (3.07m x 2.74m)

Coving to ceiling, part tiled walls, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for under counter fridge and separate freezer, double glazed window to rear aspect with views onto the garden, wooden single glazed door to:

SIDE PASSAGE

15'7 x 4'11 (4.75m x 1.50m)

Door to front providing access to driveway and door to rear providing access to the garden, door to garage.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, airing cupboard housing immersion heater, double glazed window to rear aspect with views onto the garden.

BEDROOM

18'2 narrowing to 10'5 x 9' max (5.54m narrowing to 3.18m x 2.74m max)

Coving to ceiling, radiator, built in wardrobe, double glazed window to front aspect.

BEDROOM

13'6 x 9'7 (4.11m x 2.92m)

Coving to ceiling, radiator, built in wardrobes, dual aspect room with double glazed windows to side and front aspects.

BEDROOM

12' x 9'3 (3.66m x 2.82m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, coving to ceiling, radiator, double glazed pattern glass window.

FRONT GARDEN

Lawned front garden plants, pathway to front door, driveway providing off road parking.

GARAGE

17'3 x 8'9 (5.26m x 2.67m)

Up and over door, power and light, door to:

WORKSHOP

7' x 8'9 (2.13m x 2.67m)

Workbench, power and light, window to rear aspect.

REAR GARDEN

Lawned garden with greenhouse, wooden shed, outside water tap, established with mature plants and shrubs, fenced boundaries, side access to the front, path down the side of the garden providing access to two planting beds.

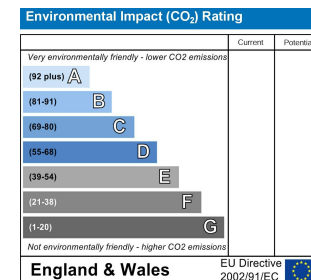
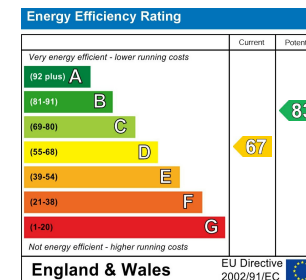








Total area: approx. 128.0 sq. metres (1377.6 sq. feet)
For illustration purposes only - not to scale



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.