



ESTATE AGENTS

**22, Friars Way, Hastings, TN34 2AZ**

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**Price £560,000**

PCM Estate Agents welcome to the market a RARE & EXCITING OPPORTUNITY to acquire this ATTRACTIVE DETACHED CHALET STYLE THREE BEDROOM RESIDENCE with OFF ROAD PARKING & GARAGE, positioned on this incredibly sought-after road within Hastings. The property has the most SPECTACULAR VIEWS off the rear and from the garden, over Hastings and to the sea.

The property offers well-appointed accommodation over two floors comprising a practical porch providing access to the main entrance hall, a TRIPLE ASPECT LOUNGE-DINING ROOM, modern kitchen, ground floor bathroom, TWO GROUND FLOOR DOUBLE BEDROOMS and a ground floor WC. Upstairs, there is a FURTHER BEDROOM with VIEWS TO THE REAR over Hastings. There is a driveway providing OFF ROAD PARKING, GARAGE and BEAUTIFULLY LANDSCAPED FRONT & REAR GARDENS. The rear garden benefits from those LOVELY SEA VIEWS and is arranged over three terraces, providing several areas to sit, eat al-fresco and entertain, there are TWO RAISED PONDS and an area of lawn.

Conveniently positioned within easy reach of amenities and viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED DOUBLE DOORS**

Opening into:

#### **ENTRANCE PORCH**

Wood flooring, further wooden partially glazed door with windows either side opening to:

#### **ENTRANCE HALL**

Staircase rising to upper floor accommodation, telephone point, radiator, wood effect tiled flooring, practical built in storage space.

#### **WC**

Dual flush low level wc, wall mounted wash hand basin, tiled flooring, tiled walls, heated towel rail, double glazed window with opaque glass to front aspect.

#### **LOUNGE-DINING ROOM**

23'2 x 11'2 (7.06m x 3.40m)

Radiator, fireplace with inset gas living flame fire, inset down lights, television point, triple aspect with double glazed window to front & side aspects having made to measure bespoke plantation shutters, double glazed French doors with windows either side providing a pleasant outlook and access onto the rear garden.

#### **KITCHEN**

10'4 x 13'5 (3.15m x 4.09m)

Built with a matching range of eye and base level cupboards and drawers with soft close hinges, worksurfaces, inset one & ½ bowl drainer-sink with mixer tap, freestanding range style Classic 100 Cooker with five gas burner hob, double oven, grill and plate warmer, integrated wine cooler, integrated slimline dishwasher, space and plumbing for washing

machine, coving to ceiling, radiator, double glazed window and door to rear aspect with views and access over the garden.

#### **BEDROOM**

13'6 x 11'2 (4.11m x 3.40m )

Fitted wardrobes, radiator, coving to ceiling, double glazed window to rear aspect with pleasant views over the garden and to the sea, fitted with made to measure bespoke plantation shutters.

#### **BEDROOM**

11'5 x 9'3 (3.48m x 2.82m)

Radiator, coving to ceiling, double glazed window to front aspect with made to measure bespoke plantation shutters.

#### **BATHROOM**

Panelled bath with mixer tap and shower over having rain style shower head, corner low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring, double glazed window with obscured glass for privacy to rear aspect.

#### **FIRST FLOOR LANDING**

Access to storage cupboard, door to:

#### **BEDROOM**

15' x 11'8 (4.57m x 3.56m)

Radiator, vanity enclosed wash hand basin with mixer tap, built in double wardrobe, access to eaves storage with window, double glazed window to rear aspect with views over the garden and far reaching views over Hastings to the sea.

#### **REAR GARDEN**

Landscaped and terraced, arranged over three usable terraces, providing areas to sit and eat al-fresco or just simply enjoy the stunning sea views and views of Hastings Castle. There are two ponds, a brick built barbeque area, fenced boundaries and side access to the front with areas of lawn.

#### **OUTSIDE - FRONT**

Lawned front garden with pathway to the front door, established planted borders, sea views, driveway providing off road parking and providing access to:

#### **GARAGE**

Up and over door.

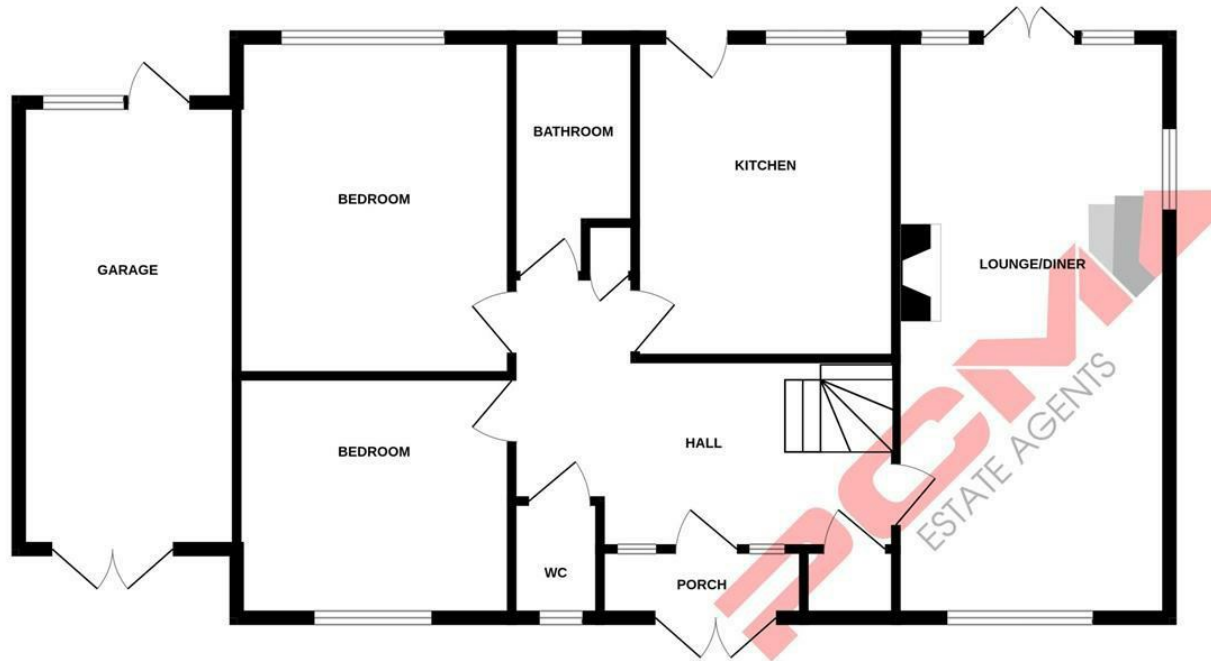
Council Tax Band: D



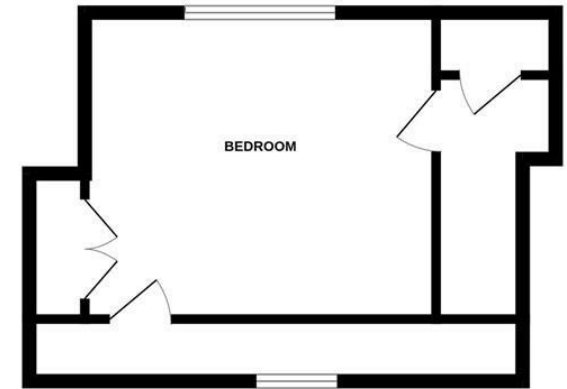




GROUND FLOOR



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) <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	

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.