



ESTATE AGENTS

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**Guide Price £450,000**

**\*\* GUIDE PRICE £450,000 - £480,000 \*\***

PCM Estate Agents are delighted to present to the market this adaptable FOUR BEDROOM CHALET STYLE BUNGALOW, positioned on a sought-after road on the northern outskirts of Hastings. Benefitting from a GOOD SIZED REAR GARDEN, OFF ROAD PARKING for multiple vehicles, gas central heating and double glazing, this property offers spacious and versatile accommodation ideal for a range of buyers.

Conveniently located within easy reach of local amenities in Ore, whilst also providing excellent access to Fairlight, Icklesham, Winchelsea and Rye, the accommodation is arranged over two floors and comprises a porch, entrance hall, lounge, kitchen, TWO CONSERVATORIES, utility room, ground floor shower room and THREE GROUND FLOOR BEDROOMS. To the first floor there is a further bedroom and bathroom.

A particular feature of the property is the generous rear garden, mainly laid to lawn and complemented by a variety of mature trees and shrubs, creating the ideal space for outdoor dining and entertaining.

Please call the owners agents now to arrange your viewing and avoid disappointment.

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

Leading to:

#### **PORCH**

Tiled flooring, ample space for taking off shoes and hanging coats, further wooden partially glazed door opening to:

#### **INVITING ENTRANCE HALL**

Attractive staircase rising to the upper floor accommodation, radiator, under stairs storage cupboard, window to front aspect.

#### **DOWNSTAIRS SHOWER ROOM**

Modern suite with large walk in shower, chrome shower fittings, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, ladder style heated towel rail, tiled flooring, part tiled walls.

#### **LOUNGE**

16'6 x 13' (5.03m x 3.96m)

Dual aspect with window to side and double glazed window to front with pleasant views onto the front garden, tiled/ wooden fireplace with gas fire, television point, wood laminate flooring, double radiator.

#### **KITCHEN**

15' max x 9'7 narrowing to 7'11 (4.57m max x 2.92m narrowing to 2.41m)

Tiled flooring, part tiled walls, wall mounted vertical radiator, modern and comprising a matching range of eye and base level cupboards and drawers with worksurfaces over, Hotpoint electric hob with fitted cooker hood over and oven below, space for tall fridge freezer, inset one & ½ bowl inset sink with mixer tap, under cupboard lighting, down lights, double opening doors to conservatory and further door to side providing access to:

#### **UTILITY**

8'2 x 7'1 (2.49m x 2.16m )

Space and plumbing for washing machine, inset stainless steel sink unit, wall mounted boiler, further

range of wall and base level cupboards with worktops over, space for further tall fridge freezer, windows to rear aspect, double glazed door opening to a rear canopied area.

#### **CONSERVATORY**

15'1 x 11'8 (4.60m x 3.56m)

Part brick construction with double glazed windows to rear and side elevations, radiator, apex polycarbonate roof, double glazed door to rear opening to garden, further double glazed door to side aspect.

#### **BEDROOM**

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

Coving to ceiling, radiator, double glazed door to side aspect. There is also a sealed door that would open to a second conservatory which could be easily re-instated.

#### **BEDROOM**

13'4 x 10'8 (4.06m x 3.25m)

Coving to ceiling, two radiators, recessed area for storage, double glazed window to front aspect, door to side aspect opening into:

#### **OFFICE**

15'2 x 7'1 (4.62m x 2.16m)

Coving to ceiling, double glazed window and door to front aspect.

#### **BEDROOM**

9'6 x 7'1 (2.90m x 2.16m)

Radiator, double glazed window to rear aspect.

#### **ADDITIONAL CONSERVATORY**

Can be accessed via the garden or previously via the ground floor bedroom- currently having a concealed door. Double glazed French doors to side aspect, part brick and glazed to front and side elevations.

#### **FIRST FLOOR LANDING**

Velux windows to front and rear aspects.

#### **BEDROOM**

13'1 max x 12'4 max (3.99m max x 3.76m max)

Radiator, double glazed Dorma window to rear aspect having lovely views towards Dungeness and the countryside on a clear day.

#### **SHOWER ROOM**

Low level wc, walk in shower, pedestal wash hand basin, ladder style heated towel rail, Velux window to side aspect.

#### **REAR GARDEN**

Enclosed and mainly laid to lawn with a variety of sheds, the garden is well-stocked with mature plants an shrubs, fenced boundaries, gated side access to front.

#### **OUTSIDE - FRONT**

Area of garden, gated and laid to lawn, driveway providing off road parking.

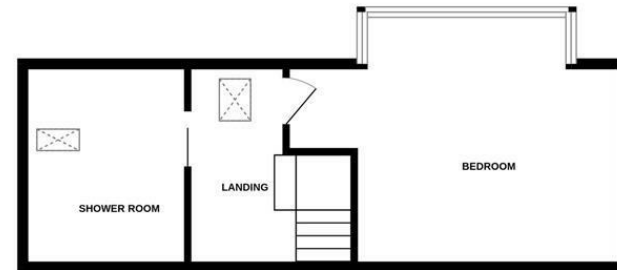
Council Tax Band: E



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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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.

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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		