



ESTATE AGENTS

**San Lorenzo Cottage, Sandrock Hall, The
Ridge, Hastings, TN34 2RB**

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Offers Over £350,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE BEDROOM PERIOD DETACHED COTTAGE, situated in a private mews within the Sandrock Hall estate, having DIRECT ACCESS TO ST HELENS WOODS. The property retains a lot of its ORIGINAL PERIOD CHARM, whilst also benefitting from modern comforts including gas central heating and double glazed windows.

The property offers exceptionally well-presented and MODERN STYLISH INTERIOR. You are greeted by an entrance hall which is open plan onto the TRIPLE ASPECT LOUNGE-DINING ROOM with French doors leading to the low-maintenance WRAP AROUND GARDEN, there is a MODERN KITCHEN with INTEGRATED APPLIANCES, UTILITY ROOM and a ground floor MODERN SHOWER ROOM. Upstairs, there are THREE BEDROOMS, one of which benefitting from FAR REACHING VIEWS over Hastings and out to sea. Outside, the property has a lovely ENCLOSED TERRACE perfect for dining al-fresco, entertaining or simply relaxing. The terrace opens up onto the front garden which is enclosed and gated, offering an extension to the garden at the side. The property also has the benefit of ALLOCATED PARKING and a GARAGE.

Positioned on the outskirts of Hastings, within easy reach of amenities and a number of popular schooling establishments. This CHARACTER DETACHED COTTAGE should be viewed to fully appreciate the convenient position and space on offer.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

em (em)

Opening to:

ENTRANCE HALL

Open plan to:

LOUNGE-DINING ROOM

18'6 max x 13'1 (5.64m max x 3.99m)

Triple aspect with double glazed windows to both front and rear elevations, triple glazed French doors to side aspect providing access and outlook onto the garden, stairs rising to upper floor accomodation, wood laminate flooring, television point, under stairs storage cupboard, radiator, telephone point.

INNER HALL

Wood laminate flooring, double glazed window to front aspect, radiator, door opening to kitchen and additional door to shower room.

KITCHEN

9'4 x 8'7 (2.84m x 2.62m)

Down lights, part tiled walls, wood laminate flooring, fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over, range style five ring gas

cooker with electric oven and fitted cooker hood over, resin inset drainer-sink with mixer tap, wall mounted cupboard concealed boiler, double glazed window to rear aspect, opening to:

UTILITY

7'1 x 6'7 (2.16m x 2.01m)

Inset down lights, wood laminate flooring, space for tall fridge freezer, further fitted kitchen worktop, space and plumbing for washing machine and tumble dryer, double glazed window with obscured glass to rear aspect.

GROUND FLOOR SHOWER ROOM

Large walk in shower with rain style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with tiled splashback and mixer tap, dual flush low level wc, down lights, part tiled walls, tiled flooring, radiator, extractor fan for ventilation.

FIRST FLOOR LANDING

Double glazed window to rear aspect, radiator, loft hatch providing access to loft space.

BEDROOM

15'6 x 10'8 (4.72m x 3.25m)

Built in wardrobe space, radiator, double glazed window to front aspect.

BEDROOM

11'3 x 10'6 (3.43m x 3.20m)

Radiator, dual aspect room with double glazed windows to front and side aspects having views over St Helens Woods, far reaching views over Hastings and views to the sea.

BEDROOM

8' x 5'6 (2.44m x 1.68m)

Wood laminate flooring, double glazed window to front aspect.

OUTSIDE

Enclosed garden laid with a stone patio, walled boundaries, double opening wrought iron gates providing access to an additional section of garden to the side elevation. This area of garden is low-maintenance with a patio and wooden shed, offering a tranquil seating/entertaining area, steps a descend to St Helens Woods with an additional area of garden being in need of cultivation but offers plenty of potential.

PARKING

There is allocated parking located at the front of the property.

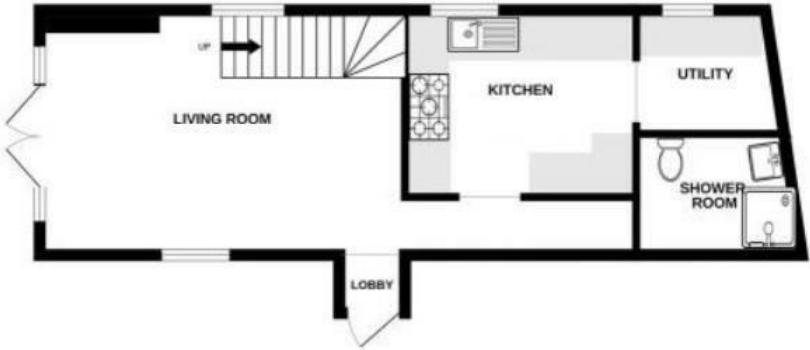
GARAGE

Located close by with up and over door.

Council Tax Band: D



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (78.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, meters 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 for any prospective purchaser. The contents, systems and appliances shown here are not tested and no guarantee is given for their operation or efficiency over time.
Drawn with Revit 2012

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) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	