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Offers In Excess Of £385,000

PCM Estate Agents welcome to the market this exciting opportunity to acquire this EXCEPTIONALLY WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME, conveniently located in this QUIET CUL-DE-SAC on the Northern outskirts of Hastings close to the amenities found within Ore and nearby popular schooling establishments.

The property is approached via a DRIVEWAY with OFF ROAD PARKING for multiple vehicles and has an INTEGRAL GARAGE. To the rear, there is a LOVELY LOW MAINTENANCE LANDSCAPED GARDEN, ideal for families. The property offers adaptable and well proportioned accommodation comprising a welcoming entrance porch, entrance hall, DUAL ASPECT LOUNGE, OPEN PLAN KITCHEN/DINING/FAMILY ROOM located at the rear of the house with views and access to the garden, further reception space which could be utilised as a playroom, study or occasional fifth bedroom, and a ground floor wc. To the first floor a spacious landing provides access to three bedrooms and LUXURIOUS BATHROOM with bath and separate shower. To the second floor there is a further bedroom.

The property has modern comforts including gas fired central heating and double glazing and a feal feature of this family home is the rear garden with its areas of patio, artificial lawn and pergola.

Call the owners agents now to book your appointment to view.

DOUBLE GLAZED PATTERNED GLASS DOOR

Opening to:

ENTRANCE PORCH

Tiled flooring, radiator, practical space to store coats and shoes. Further wooden partially glazed door opening to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, wood effect LVT flooring, inset recess area, radiator.

WC

Concealed cistern dual flush wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, wood effect LVT flooring, inset recessed downlights, double glazed patterned glass window to side aspect.

LOUNGE

14'3 x 12'8 (4.34m x 3.86m)

Continuation of wood effect LVT flooring, radiator, television point, dual aspect room enjoying double glazed windows to both front and side aspects allowing for plenty of natural light to enter the room.

KITCHEN

13'3 x 12'8 (4.04m x 3.86m)

Modern kitchen fitted with a range of eye and base level cupboards and drawers with stone counter tops and matching upstands, Neff induction hob with fitted cooker hood over and waist level double oven and grill, integrated wine cooler, space for tall fridge/freezer, seating area, built in storage, inset recessed downlights, wood effect LVT flooring. Open plan to:

DINING ROOM/FAMILY ROOM

20'8 x 10'6 (6.30m x 3.20m)

Kitchen extends into this area to include the stainless steel inset drainer sink unit moulded into counter top

with mixer tap, pull out bins, integrated dishwasher, wood effect LVT flooring, dual aspect room with double glazed window to side aspect and double glazed window to the rear with garden views, double glazed sliding patio doors opening to garden. Double opening doors opening to:

STUDY

12' x 8'7 (3.66m x 2.62m)

Wall mounted vertical radiator, wood effect LVT flooring, recessed inset downlights, lovely practical room at the rear of the property with access out to the garden.

FIRST FLOOR SPACIOUS LANDING

Double glazed window to side aspect, built in cupboard, staircase rising to upper floor.

BEDROOM

14'4 x 13' (4.37m x 3.96m)

Radiator, double glazed window to front aspect.

BEDROOM

14'9 x 8'4 (4.50m x 2.54m)

Built in storage cupboards, radiator, double glazed window to front aspect.

BEDROOM

10'6 x 6'8 (3.20m x 2.03m)

Radiator, double glazed window to rear aspect with garden views.

BATHROOM/SHOWER ROOM

10'4 x 6'9 (3.15m x 2.06m)

Panelled bath with mixer tap and shower attachment, rain style shower head and handheld shower attachment, wall hung vanity enclosed wash hand basin with mixer tap, dual flush low level wc, heated towel rail, tiled flooring, tiled walls, inset recessed downlights, double glazed patterned glass window to rear aspect.

SECOND FLOOR LANDING

Access to eaves storage to the front and rear.

BEDROOM

13'1 x 11'3 (3.99m x 3.43m)

This bedroom is in the process of being decorated. Built in wardrobe, recessed shelving, radiator, double glazed velux style window to rear aspect.

OUTSIDE - FRONT

Level front access with front garden, driveway which provides off road parking for multiple vehicles leading to:

GARAGE

Up and over door.

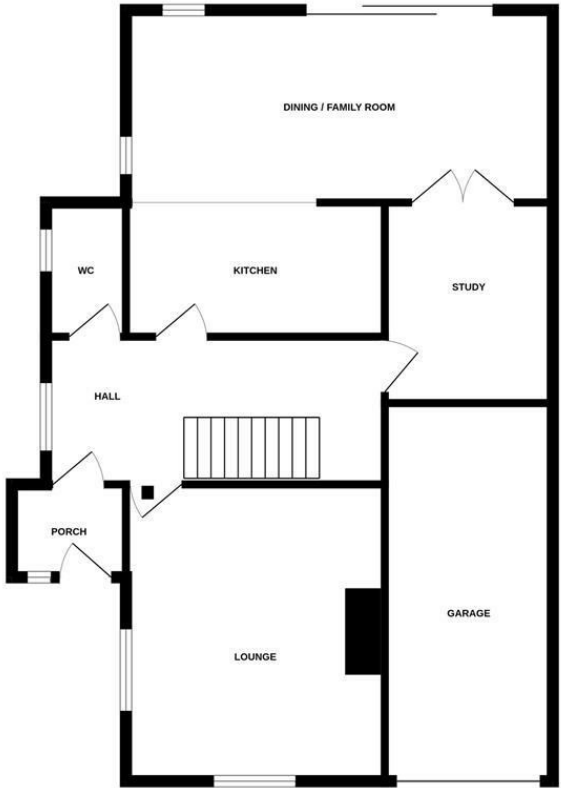
OUTSIDE - REAR

Landscaped rear garden offering low maintenance outdoor space, ideal for families. Area laid with artificial lawn, decked area with fixed wooden pergola, sandstone patio abutting the property which extends to a path which leads to the rear decked area, raised planted borders.

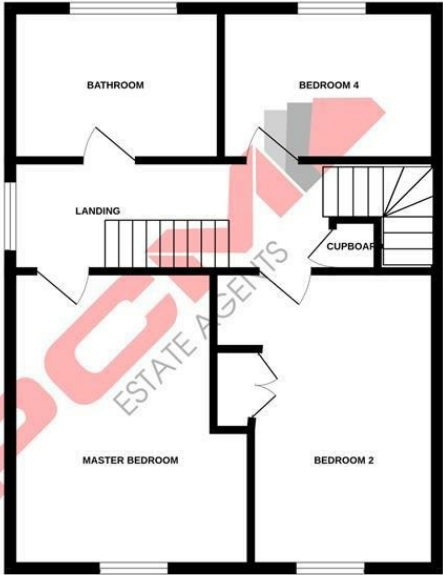
Council Tax Band: D



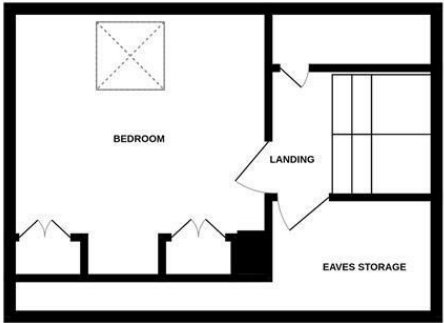
GROUND FLOOR



1ST FLOOR



2ND 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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