



ESTATE AGENTS

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Guide Price £500,000

**** GUIDE PRICE £500,000 TO £525,000 ****

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FRE DETACHED FIVE BEDROOM HOUSE, conveniently located within the upper Clive Vale region of Hastings. The property is set back from the road with an INTEGRAL DOUBLE GARAGE and a LOVELY REAR GARDEN.

The property offers modern comforts including gas fired central heating, double glazing and well-appointed accommodation arranged over two floors comprising a welcoming entrance hall, lounge connecting seamlessly to a lovely DINING ROOM with views and access to the garden, GOOD SIZED KITCHEN-BREAKFAST ROOM with separate UTILITY, DOWNSTAIRS WC and INTEGRAL GARAGE which leads to a WORKSHOP. Upstairs, the landing provides access to a MASTER BEDROOM with EN-SUITE, FOUR FURTHER BEDROOMS and a family bathroom.

There is also a lovely FAMILY FRIENDLY GARDEN, laid to lawn with various seating areas to eat alfresco and entertain.

Conveniently positioned within easy reach of Hastings Country Park, amenities within Ore and popular schooling establishments within the area.

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

EXTERNAL PORCH

With wooden partially glazed front door with window to side opening to:

ENTRANCE HALL

Under stairs recessed area, stairs rising to the first floor accommodation, tiled flooring, radiator, dado rail, telephone point, coving to ceiling, door to:

LIVING ROOM

16'3 max x 14'9 max (4.95m max x 4.50m max)

Double glazed window to front aspect with lovely views over the front garden, radiator, coving to ceiling, television point, open working fireplace, combination of wall and ceiling lighting, double opening sliding wooden doors to:

DINING ROOM

19'7 x 11'1 (5.97m x 3.38m)

Coving to ceiling, two vertical radiators, combination of down lights and ceiling slights, serving hatch to kitchen, partially vaulted ceiling with two Velux windows, three double glazed windows to rear aspect with views onto the garden, double glazed French doors to side aspect opening to the rear garden.

KITCHEN

17'9 max x 10'8 (5.41m max x 3.25m)

Tiled flooring, down lights, wall mounted vertical radiator, serving hatch through to dining room, two double glazed windows to rear aspect and door opening to the utility. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks five ring gas hob with fitted cooker hood over and a bank of ovens to include two ovens, grill and a microwave, breakfast bar seating area, inset one & ½ bowl sink with mixer tap, integrated dishwasher and a full height integrated fridge.

UTILITY

10'2 x 6'9 (3.10m x 2.06m)

Continuation of the tiled flooring, coving to ceiling, double glazed window and door to rear aspect with views and access onto the garden. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space and plumbing for washing machine and tumble dryer, inset drainer-sink unit with mixer tap and tiled splashbacks, door to double garage.

WC

Dual flush low level wc.

FIRST FLOOR LANDING

Spacious with coving to ceiling, dado rail, loft hatch, cupboard with shelving, doors to:

BEDROOM

12'5 x 11'8 (3.78m x 3.56m)

Wood flooring, coving to ceiling, radiator, fitted wardrobes, double glazed window to rear aspect, door to:

EN-SUITE

Tiled walls, tiled flooring, heated towel rail, large walk-in shower enclosure, pedestal wash hand basin with mixer tap, low level wc, shaver point, extractor fan for ventilation.

BEDROOM

14'2 x 10'9 (4.32m x 3.28m)

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

BEDROOM

13'4 x 10'4 (4.06m x 3.15m)

Radiator, coving to ceiling, fitted wardrobes, double glazed window to rear aspect.

BEDROOM

13'9 x 9'3 (4.19m x 2.82m)

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

BEDROOM

11'2 x 8'7 (3.40m x 2.62m)

Radiator, coving to ceiling, built in wardrobe, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk-in shower enclosure with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, wall hung vanity enclosed wash hand basin with mixer tap, tiled walls, down lights, extractor for ventilation, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Good sized area of lawn with Apple tree, block paved driveway providing off road parking for multiple vehicles, access to:

INTEGRAL DOUBLE GARAGE

17'4 x 13'9 (5.28m x 4.19m)

Electric roller door, range of wall mounted shelving, water tap, security alarm pad, consumer unit for the electrics, gas meter, built in storage, space for fridge freezer, power and light, door to workshop and further door to WC.

WORKSHOP

34' x 5'2 (10.36m x 1.57m)

Power and light, wooden door to front aspect, workbench, shelving, door to garden.

REAR GARDEN

Established and relatively level, family friendly and laid to lawn with a patio seating area, fixed wooden pergola, plants and shrubs, enjoying a private aspect with walled and hedged boundaries.

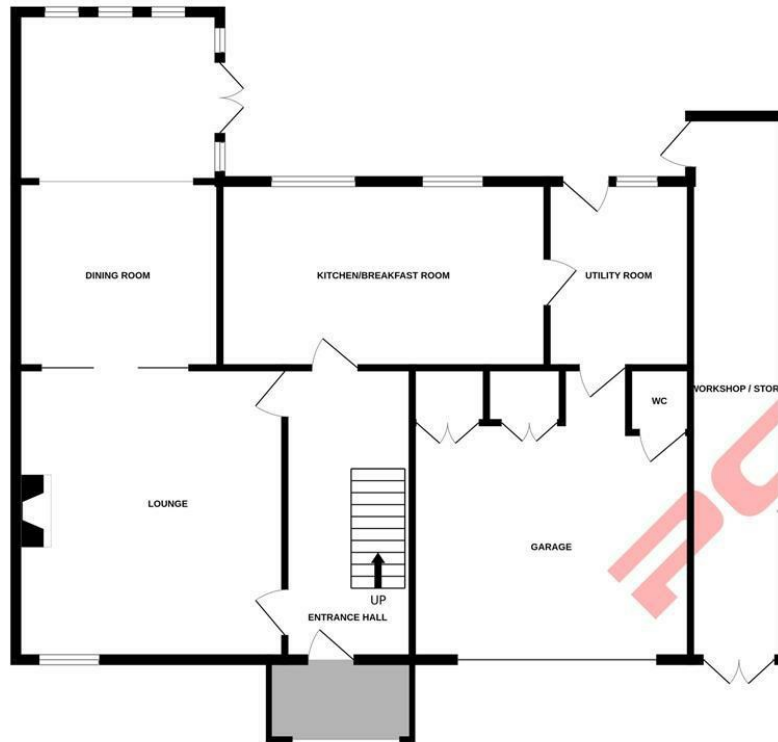
Council Tax Band: E



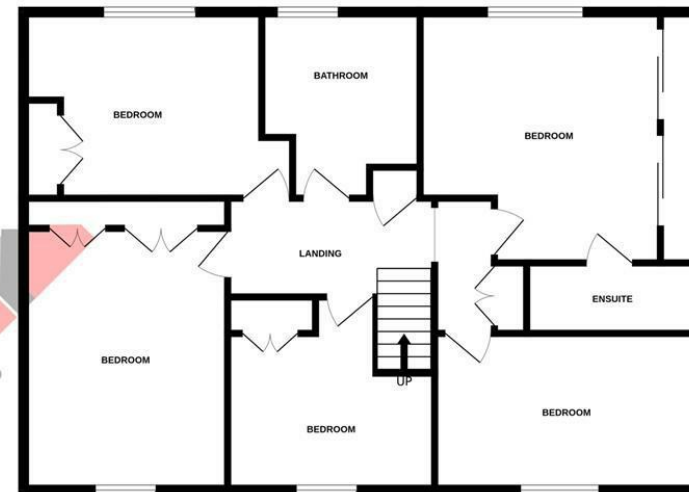




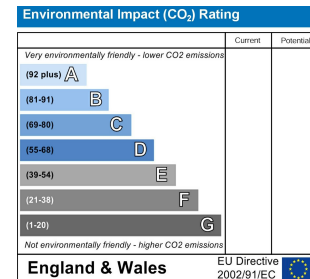
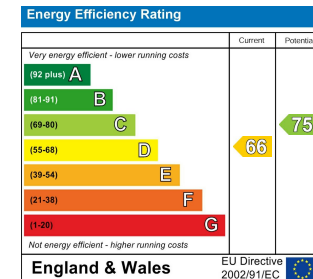
GROUND FLOOR



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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