



ESTATE AGENTS

**256, Hillside Road, Hastings, TN34 2QZ**

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**Price £445,000**

PCM Estate Agents welcome to the market this ATTRACTIVE MODERN DETACHED FOUR BEDROOM HOUSE, approached via a SUBSTANTIAL BLOCK PAVED DRIVE providing OFF ROAD PARKING for multiple vehicles, a GARAGE and a LOW-MAINTENANCE ENCLOSED REAR GARDEN. The property also has gas fired central heating and double glazing.

Conveniently positioned on the outskirts of Hastings bordering St Leonards, within easy reach of popular schooling establishments and amenities within Little Ridge, including the Conquest Hospital and bus routes.

The well-appointed accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, DUAL ASPECT LOUNGE-DINING ROOM, a modern KITCHEN-BREAKFAST ROOM, galleried landing, FOUR BEDROOMS all with built in wardrobes and the master benefitting from an EN-SUITE SHOWER ROOM, and a family bathroom with shower over. The property has ample storage throughout the ground and first floors. There is a LOVELY LANDSCAPED GARDEN with a resin bond patio abutting the property, offering ample outdoor space to eat al-fresco and entertain. The garden is well-established with a variety of mature plants and shrubs, as well as an area of lawn.

This LOVELY MODERN FOUR BEDROOM DETACHED FAMILY HOME must be viewed by anyone seeking a GOOD QUALITY property in a SUPERB LOCATION. Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **SPACIOUS AND WELCOMING ENTRANCE HALL**

Wood flooring with coconut matting upon entry, double radiator, under stairs storage cupboard, stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, coving to ceiling, doors to:

#### **CLOAKROOM**

Low level wc, vanity enclosed wash hand basin with mixer tap, radiator, wood flooring, coving to ceiling, part tiled walls, double glazed window with obscured glass to front aspect.

#### **KITCHEN-BREAKFAST ROOM**

15'1 x 9'6 (4.60m x 2.90m)

Fitted with a matching range of eye and base level cupboards and drawers with soft-close hinges, complimentary worksurfaces and tiled splashbacks, breakfast bar seating area, fitted appliances including a four ring gas hob with electric fan assisted oven below and fitted cooker hood over, inset resin one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for tumble dryer and tall fridge freezer, wood effect vinyl flooring, radiator, coving to ceiling, two double glazed windows and a double glazed door opening onto the garden.

#### **OPEN PLAN LOUNGE-DINING ROOM**

25' x 11'1 (7.62m x 3.38m)

Dual aspect room with double glazed sliding patio doors framing views and allowing access onto the garden, double glazed window to front aspect, coving to ceiling, two ceiling lights, wood flooring, fireplace with wooden fire surround and stone hearth, inset gas living flame fire (disconnected), double radiator and television point.

#### **GALLERIED LANDING**

Large storage cupboard, coving to ceiling, loft hatch with pull down ladder to a partially boarded loft, double glazed window to front aspect, doors to:

#### **MASTER BEDROOM**

10'6 x 9'3 (3.20m x 2.82m)

Coving to ceiling, radiator, built in wardrobes, double glazed window to rear aspect, door to:

#### **EN-SUITE**

Dual flush low level wc, pedestal wash hand basin, walk-in shower, part tiled walls, extractor for ventilation, radiator, tile effect vinyl flooring, double glazed window with obscured glass to side aspect.

#### **BEDROOM**

11'1 x '5 (3.38m x '1.52m)

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

#### **BEDROOM**

9'4 x 7'9 (2.84m x 2.36m)

Built in wardrobe, coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

10'2 x 7'6 (3.10m x 2.29m)

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

#### **FAMILY BATHROOM**

Vanity enclosed wash hand basin with mixer tap, dual flush low level wc, panelled bath with mixer tap and shower over, part tiled walls, tile effect vinyl flooring, extractor for ventilation, double glazed obscured glass window to rear aspect.

#### **OUTSIDE - FRONT**

Block paved driveway providing off road parking for multiple vehicles, access to the garage, area of garden with established plants and shrubs, area of lawn.

#### **GARAGE**

Up and over door.

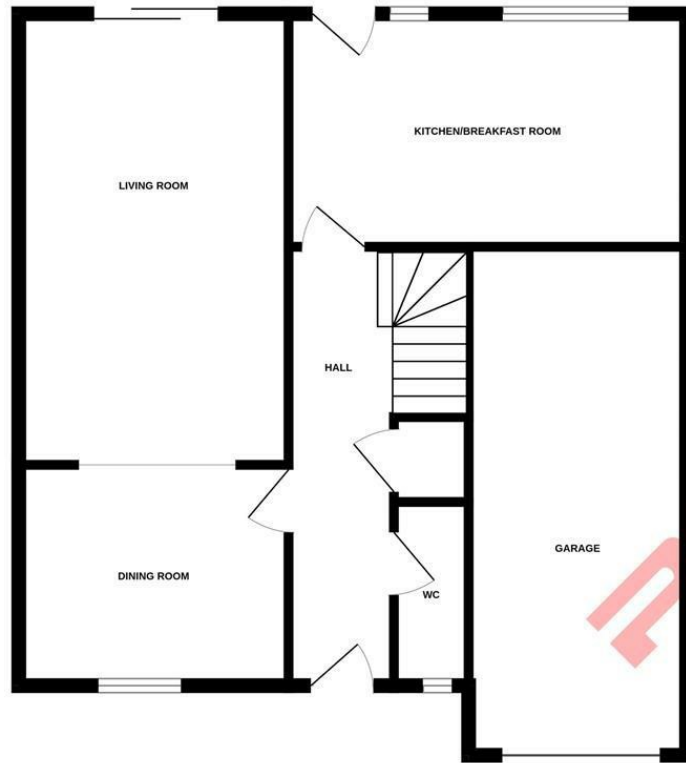
#### **REAR GARDEN**

Resin bond patio abutting the property, outside power points, landscaped with an area of lawn and established planted beds, fenced boundaries, outside water tap, gated side access to front from both side elevations.

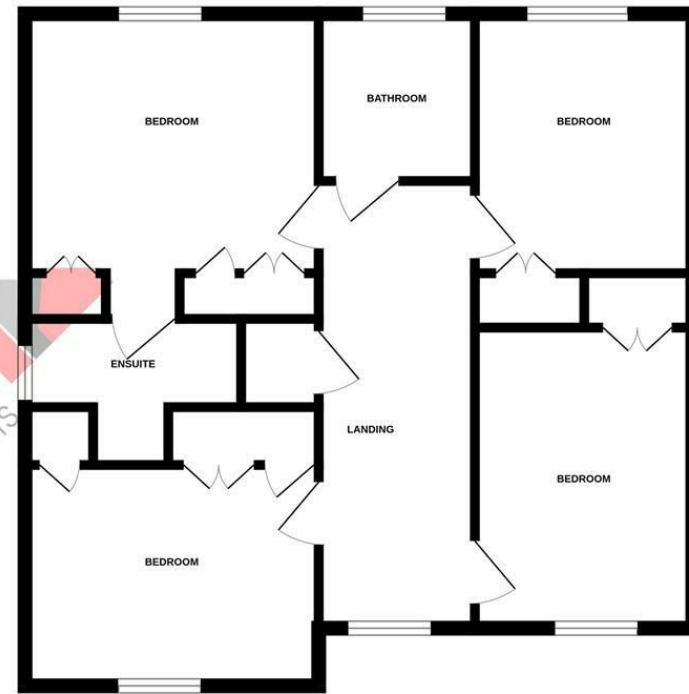
Council Tax Band: E



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		