



ESTATE AGENTS

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**Price £475,000**



PCM Estate Agents are thrilled to present a RARE and EXCEPTIONAL OPPORTUNITY to acquire a beautifully appointed, DETACHED THREE BEDROOM FAMILY HOME in the sought-after Blacklands area of Hastings. Just moments from top-rated schools and the serene Alexandra Park, this home blends CLASSIC CHARM with MODERN COMFORT.

Offering gas central heating and double glazing, the bright, spacious layout includes a welcoming entrance hall, a BAY FRONTED LOUNGE with a WOOD BURNING STOVE, a SEPARATE DINING ROOM, and a kitchen. Both the dining room and kitchen open onto a SUN-DRENCHED EXTENSION used as a additional living area and with views and access onto the family garden. Upstairs, THREE GENEROUS BEDROOMS and a STYLISH BATHROOM await. Complete with OFF ROAD PARKING, this is a rare gem in a prime Hastings location.

Early viewing is highly recommended, contact us now to secure your private viewing.

#### **DOUBLE GLAZED FRENCH DOORS**

Opening into:

#### **WELCOMING PORCH**

A practical space for families to take off coats and shoes, double glazed window with obscured glass to side aspect, further wooden partially glazed door with windows either side opening to:

#### **SPACIOUS ENTRANCE HALL**

Elegant staircase to the upper floor accommodation, under stairs storage space, radiator, wood flooring, coving to ceiling, doors opening to:

#### **DOWNSTAIRS WC**

Dual flush low level wc, vanity enclosed wash hand basin, chrome heated towel rail, double glazed obscured glass window to side aspect.

#### **LIVING ROOM**

15'2 into bay x 13'5 (4.62m into bay x 4.09m )

Spacious with deep double glazed bay window to front, cornicing, ceiling rose, double radiator, television point, fireplace with marble hearth and inset wood burning stove, combination of wall and ceiling lighting,

#### **DINING ROOM**

13'5 x 12'5 (4.09m x 3.78m)

Continuation of the wood flooring, cornicing, ceiling rose, fireplace, bespoke fitted cabinetry either side of the fireplace, radiator, large opening into;

#### **SUN ROOM**

20' x 6'8 (6.10m x 2.03m)

Wood flooring, partially vaulted ceiling, wall mounted vertical radiator. This is a sunny room which enjoys a pleasant outlook onto the garden, with double glazed French doors providing access onto the garden, partially open plan to:

#### **KITCHEN**

9'4 x 8'5 (2.84m x 2.57m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces and tiled splashbacks, four ring gas hob with fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, gas hob, double oven and grill, integrated Lamona microwave, space for tall fridge freezer, wood flooring, part tiled walls, down lights, double glazed window with obscured glass to side aspect, opening providing return access to entrance hall.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to side aspect, doors opening to:

#### **BEDROOM**

15'9 x 13'1 (4.80m x 3.99m)

Cornicing, ceiling rose, radiator, deep double glazed bay window to front aspect.

#### **BEDROOM**

13'3 x 12'6 (4.04m x 3.81m)

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

#### **BEDROOM**

8'9 x 8'4 (2.67m x 2.54m)

Dual aspect with double glazed window to side and double glazed bay window to front, radiator.

**FAMILY BATHROOM**

Panelled bath with mixer tap, large walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc incorporating a vanity enclosed wash hand basin to side with ample storage below, ladder style heated towel rail, part tiled walls, down lights, dual aspect room with double glazed with pattern glass to side and rear elevations.

**REAR GARDEN**

Sympathetically landscaped with a sandstone patio abutting the property, section of lawn and a further decked patio area at the back of the garden. Raised planted borders with plants and shrubs, summer house, wooden shed, gated side access to front and fenced boundaries.

**OUTSIDE - FRONT**

The property occupies a slightly elevated position set back from the road with a driveway, landscaped front garden with steps and a paved patio abutting the property, with mature plants and shrubs.

Council Tax Band: D









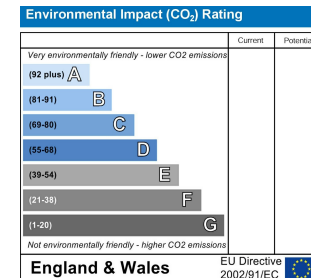
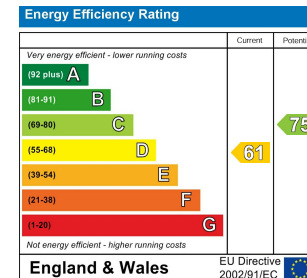








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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