



**5, The Byeway, Hastings, TN34 2AY**

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**Price £485,000**

PCM Estate Agents are delighted to present to the market this ATTRACTIVE DETACHED THREE/FOUR BEDROOM CHALET STYLE PROPERTY conveniently positioned on this incredibly sought-after road within Hastings, with BEAUTIFULLY LANDSCAPED GARDENS, block paved drive providing OFF ROAD PARKING and a GARAGE. Modern comforts include gas fired central heating and double glazing.

This VERSATILE DETACHED FAMILY HOME offers accommodation arranged over two floors comprising a spacious entrance hall, LOUNGE-DINER, kitchen-breakfast room, DINING ROOM/ BEDROOM FOUR, further bedroom, and a ground floor bathroom. Upstairs there are TWO FURTHER DOUBLE BEDROOMS and a SHOWER ROOM located off the landing.

A particular feature of this CHALET STYLE RESIDENCE is the BEAUTIFULLY LANDSCAPED GARDEN which is well-arranged and offers plenty of outside space to enjoy and for the garden enthusiast. There is a RAISED PATIO that enjoys the FAR REACHING VIEWS over the SEA.

Conveniently located within easy reach of bus routes, local schooling establishments and local amenities, set back from the road in a quiet position. The property must be viewed to fully appreciate the convenient position and accommodation on offer.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening onto:

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, double glazed pattern glass window to side, two under stairs storage cupboards, radiator, wood laminate flooring, coving to ceiling, wall mounted thermostat control for gas fired central heating.

#### **LOUNGE-DINER**

16'5 x 13'7 (5.00m x 4.14m)

Coving to ceiling, television point, wooden fireplace with stone hearth and gas living flame fire, radiator, double glazed window to front aspect with pleasant views over the front garden.

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

13'1 x 10'6 (3.99m x 3.20m)

Breakfast bar seating area, radiator, part tiled walls, tiled flooring, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers, complimentary worksurfaces over, space for gas cooker, inset one & ½ bowl drainer-sink with chrome mixer tap, space for under counter fridge and separate freezer, space and plumbing for washing machine, inset down lights, coving to ceiling, double glazed window to rear aspect allowing for a pleasant outlook over the beautifully landscaped garden, double glazed door opening to garden.

#### **DINING ROOM**

11'2 x 10' (3.40m x 3.05m)

Coving to ceiling, wood laminate flooring, radiator, double glazed French doors opening to garden and providing a pleasant outlook over the garden. This room could be utilised as a bedroom.

#### **BEDROOM**

14'4 x 12'3 (4.37m x 3.73m)

Coving to ceiling, radiator, dual aspect room with double glazed window to side and double glazed window to front with the latter enjoying pleasant views over the front garden.

#### **BATHROOM**

Panelled bath with chrome mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level wc, part tiled walls, radiator, wood effect vinyl flooring, coving to ceiling, part tiled walls, wall mounted heated towel rail, two double glazed pattern glass windows to the rear elevation.

#### **FIRST FLOOR LANDING**

Access to eaves storage running the entire width of the roof space, Velux window to rear aspect, door to:

#### **BEDROOM**

14'9 x 13'4 (4.50m x 4.06m)

Loft hatch opening the remaining loft space, built in cupboard, radiator, double glazed window to rear aspect with a lovely view onto the beautifully landscaped garden.

**BEDROOM**

13'3 narrowing to 8'5 x 12'5 (4.04m narrowing to 2.57m x 3.78m)  
Built in wardrobe, radiator, dual aspect room with Velux window to rear and double glazed window to side with lovely views extending down The Byeway.

**SHOWER ROOM**

Large walk in shower enclosure, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, part tiled walls, tiled flooring, radiator, access to eaves storage, ceiling extractor for ventilation.

**OUTSIDE - FRONT**

Beautifully landscaped front garden, block paved drive providing off road parking for multiple vehicles, section of lawn with paved pathways leading from the roadside and also from the driveway to the front door, gated side access to both side elevations and outside lighting.

**GARAGE**

17'7 x 9'7 with additional 8'5 x 3'9 (5.36m x 2.92m with additional 2.57m x 1.14m)  
Electric roller door, power and light.

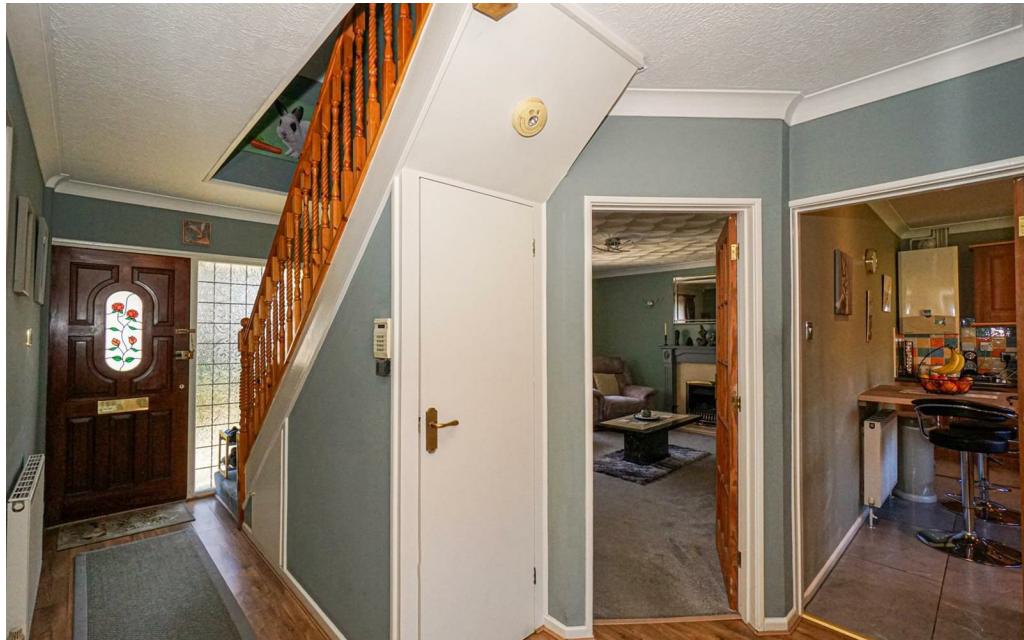
**REAR GARDEN**

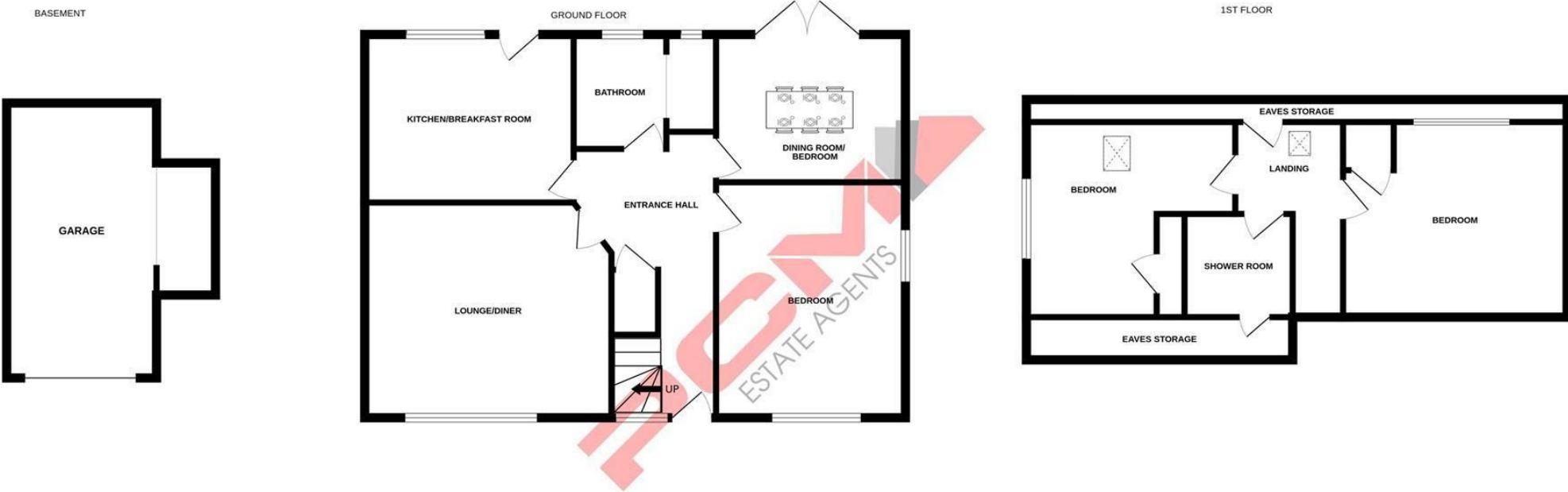
Stone patio abutting the property, gated side access down both side elevations, steps up to a lawned area with a meandering path leading to a wooden shed, power and light, patio seating areas; one of which set beneath a pergola. There are fenced boundaries, an Apple Tree, two water features, lovely rockery area, external lighting and an outside water tap. The garden also benefits from established planted borders and lovely sea views from the upper section.

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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