



ESTATE AGENTS

**Pendragon Lodge, Watermill  
Lane, Hastings, TN35 4HY**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £700,000**

**\*\* GUIDE PRICE £700,000 TO £720,000 \*\***

A BEAUTIFULLY PRESENTED and deceptively spacious FIVE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME, set on a generous CORNER PLOT along a quiet and CHARMING VILLAGE LANE. Its setting is exceptionally convenient, just a short walk from the enchanting Guestling Woods, miles of countryside footpaths, the friendly Pett village pubs and the picturesque beach at Pett Level.

Originally built in the 1920s and once serving as the village bakery, Pendragon Lodge combines CHARACTER AND HISTORY with PRACTICAL MODERN LIVING. The accommodation offers excellent versatility across two floors and centres around a SUPERB 20ft LIVING ROOM complete with a FEATURE FIREPLACE and French doors opening directly onto the rear garden. The inviting 17ft L-SHAPED KITCHEN-DINER provides the perfect social hub, fitted with an AGA RANGE COOKER and INTEGRATED APPLIANCES. A cosy downstairs SNUG/ FAMILY ROOM with WOOD BURNING STOVE adds further flexibility and would work equally well as a home office, additionally on the ground floor is a useful UTILITY ROOM and a CLOAKROOM. Upstairs, there are FIVE COMFORTABLE BEDROOMS, including TWO EN-SUITE FACILITIES, along with a well-appointed family bathroom.

Outside, the property benefits from a SUBSTANTIAL DRIVEWAY extending to the front and side elevations offering GENEROUS PARKING for several vehicles. The relatively level and beautifully kept REAR GARDEN is a standout feature, offering both patio and lawned areas ideal for families and entertaining. It also includes a lovely 17ft SUMMER HOUSE with vaulted ceiling, plus a separate WORKSHOP with an adjoining GARDEN ROOM/ OFFICE, perfect for hobbies, work or quiet retreat.

Further benefits include gas-fired central heating with a new boiler installed in December 2024, UPVC double glazing, exposed wooden flooring in the main living room and attractive views across neighbouring fields from the front.

Viewing is strictly by appointment and comes highly recommended.

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

Opening into:

### **INTERNAL VESTIBULE**

Double glazed windows to both side elevations, stone tiled flooring, open plan to:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, wood flooring, radiator, partially wood panelled walls, picture rail, bespoke fitted joinery with glass shelving and cabinetry, doors opening to snug and to:

### **KITCHEN-DINER**

17'8 x 8'5 plus 12'1 x 12'3 (5.38m x 2.57m plus 3.68m x 3.73m)

Impressive triple aspect room with double glazed window to front with views over the driveway and open fields beyond, double glazed window to side aspect and a further window to side aspect. Fitted with a range of solid wood base level cupboards and drawers having worksurfaces over, inset ceramic Belfast sink with mixer tap, large dual fuel Aga, space and plumbing for washing machine, space for American style fridge freezer, down lights, beamed ceiling, wall mounted cupboard concealed boiler, stone tiled flooring, ample space for eight seater dining table, radiator, door to:

### **LIVING ROOM**

20'8 x 17'8 (6.30m x 5.38m)

Exposed wooden floorboards, brick fireplace with wooden mantle, brick hearth and inset gas fire, two radiators, television point, two double glazed windows with French doors to the rear aspect with views and access onto the garden, further double glazed French doors with windows either side opening into a side porch, doors to downstairs wc and to:

### **UTILITY**

8' x 5'1 (2.44m x 1.55m)

Space and plumbing for washing machine and tumble dryer, fitted with a range of built in cupboards, down lights, coving to ceiling, door to:

### **DOWNSTAIRS WC**

Low level wc, pedestal wash hand basin, tiled flooring, partially wood panelled walls, coving to ceiling, down lights, double glazed window with pattern glass to side aspect.

### **FAMILY ROOM/ SNUG**

11'9 x 11'1 (3.58m x 3.38m)

Fireplace with inset wood burning stove, radiator, double glazed window to front aspect having views over the driveway and to open fields beyond.

### **SIDE PORCH**

Wood laminate flooring, built in cupboard, double glazed French doors opening out to the driveway via the side elevation.

### **FIRST FLOOR LANDING**

Double glazed window to front aspect with beautiful views over countryside and fields, two radiators, loft hatch to loft space, coving to ceiling, picture rail, large built in double cupboard, doors opening to:

### **BEDROOM**

14'7 x 11'7 (4.45m x 3.53m)

Built in wardrobes, radiator, double glazed window to rear aspect with views down the garden, door to:

### **EN SUITE**

Victorian stand alone rolltop bathtub with mixer tap and shower attachment, contemporary style low level wc with matching pedestal wash hand basin, part tiled walls, wood flooring, extractor fan for ventilation, Velux window to side aspect.

### **BEDROOM**

15'3 x 11'4 (4.65m x 3.45m)

Radiator, picture rail, double glazed window to rear aspect having views down the garden, door to:

### **EN SUITE**

Corner walk in shower enclosure with electric shower, contemporary style low level wc with matching pedestal wash hand basin, part tiled walls, extractor for ventilation, Velux window to side aspect.

### **BEDROOM**

12'5 x 12' (3.78m x 3.66m)

Radiator, picture rail, built in cupboard/ wardrobe, double glazed window to front aspect having lovely views over open fields and countryside.

### **BEDROOM**

10'1 x 8'5 (3.07m x 2.57m)

Picture rail, radiator, double glazed window to side aspect.

### **BEDROOM**

12' x 8'1 (3.66m x 2.46m)

Measurement excludes door recess. Picture rail, double radiator, built in walk-in-wardrobe with hanging rails, radiator, part tiled walls, down lights, double glazed window to front aspect with views over open countryside and fields. The wardrobe area could easily be converted into an en-suite with some thought.

### **FAMILY BATHROOM**

Panelled bath with mixer tap and shower over bath with rain style shower head and hand-held shower attachment, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, double glazed pattern glass window to side aspect.

### **OUTSIDE - FRONT**

Expansive resin driveway providing off road parking for multiple vehicles, two turning points onto the driveway; one to the front and the other down the side elevation. The boundary from the driveway on the side is partially open to the garden but could easily be made more secure. There are double glazed French doors to the side leading to the side porch and a few steps up to the main front door. There is a section of lawned front garden, fenced boundaries, plenty of off road parking and outside lighting.

### **REAR GARDEN**

Sandstone patio abutting the property, providing ample outdoor space to sit out, eat al-fresco and entertain, relatively level and well-manicured lawn, path leading to the driveway extending to the side and front elevations, planted borders and fenced boundaries. The side and rear garden is slightly open, but could easily be gated/ fenced off to make the rear garden completely secure. There are also double opening four bar double gates to the side elevation, external power points and two unique bespoke outbuildings.

### **SUMMER HOUSE/ GARDEN BAR**

17'3 x 12'6 (5.26m x 3.81m )

Power and lighting, windows to both side and front elevations, French doors, apex roof, sandstone patio abutting the building, enjoying lovely views back down the garden towards the property and over far reaching fields beyond.

### **WORKSHOP**

14'5 x 8'11 plus 16' x 11'1 (4.39m x 2.72m plus 4.88m x 3.38m)

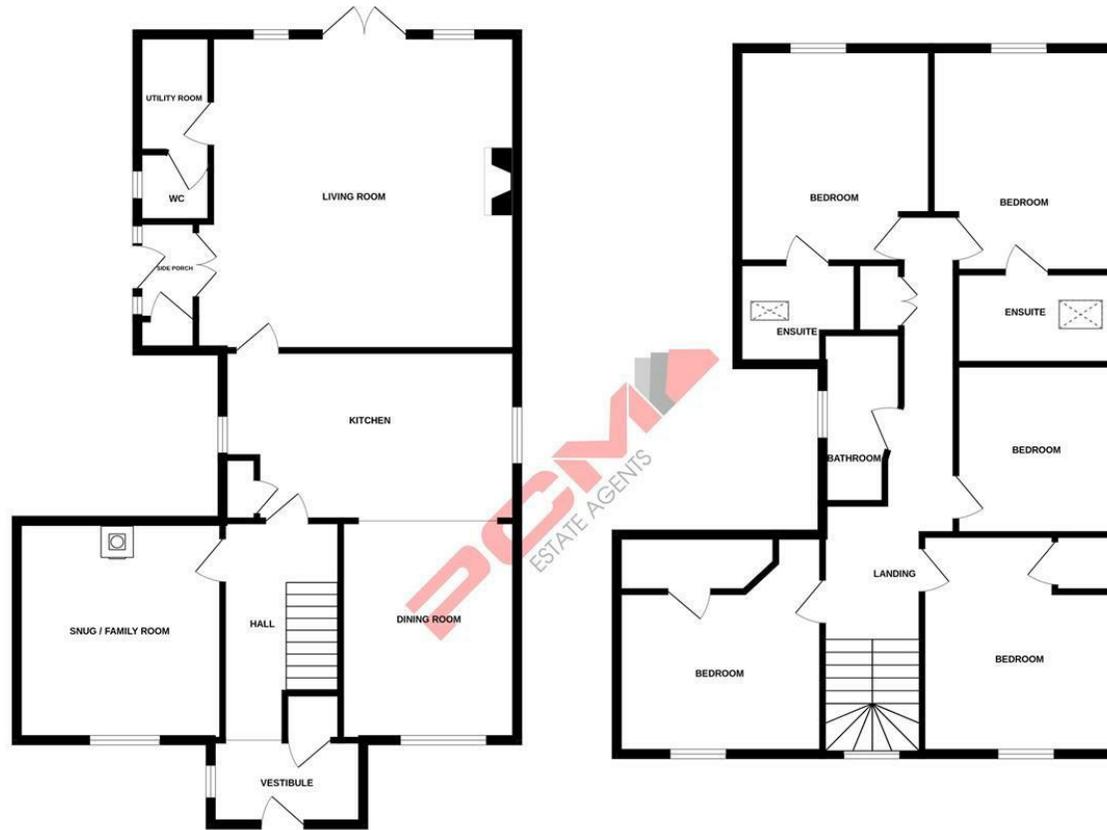
Two sided, one having power and light, window and door, whilst the other has a window to side, power and light and double opening doors.

Council Tax Band: E









TOTAL FLOOR AREA : 2002 sq.ft. (186.0 sq.m.) approx.

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
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			
		69	79
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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.