



ESTATE AGENTS

**Hidden Springs 10, Park Wood
Road, Hastings, TN34 2RW**

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Guide Price £575,000

*** GUIDE PRICE £575,000 TO £600,000***

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE EXTENDED DETACHED FOUR BEDROOM CHALET STYLE PROPERTY, occupying approximately A THIRD OF AN ACRE PLOT (unverified) with SUBSTANTIAL PARK-LIKE GARDENS extending off the back of the property.

To the front of the property there is a DRIVEWAY and GARAGE, whilst inside the well-proportioned accommodation is IN NEED OF SOME UPDATING and is arranged over two floors. The accommodation comprises an entrance hall, TRIPLE ASPECT LIVING ROOM, DINING-FAMILY ROOM, kitchen-breakfast room, ground floor FOURTH BEDROOM and SHOWER ROOM, first floor landing, THREE FURTHER DOUBLE BEDROOMS, one of which benefits from an EN SUITE BATHROOM.

The house offers POTENTIAL FOR FURTHER IMPROVEMENT with the ability to extend off the side and rear elevations, subject to planning consents

Nestled on this coveted PRIVATE ROAD within this favourable region of Hastings, close to popular schooling establishments and within easy reach of access roads leading to Hastings town centre and the nearby towns of Battle and Bexhill.

The property must be viewed to fully appreciate the nature of the convenient position on offer, please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, wall mounted thermostat control for gas fired central heating, wall mounted security alarm pad, door to:

TRIPLE ASPECT LIVING ROOM

19'4 x 11'1 narrowing to 9'5 (5.89m x 3.38m narrowing to 2.87m)

Coving to ceiling, television point, two double radiator, brick fireplace with tiled

hearth, double glazed windows to front, side and rear elevations, double glazed door providing access to a canopied patio area which joins the main garden.

DINING-FAMILY ROOM

16'8 x 10' (5.08m x 3.05m)

Coving to ceiling, radiator, dual aspect room with double glazed window to side and double glazed window to rear with views onto the garden, door to:

KITCHEN-BREAKFAST ROOM

15'9 x 11'5 (4.80m x 3.48m)

Built with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset double bowl drainer sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, further space for tall fridge freezer, radiator, coving to ceiling, part tiled walls, tiled flooring, double airing cupboard/ storage cupboard housing the wall mounted boiler and the immersion heater, breakfast bar, double glazed window to rear aspect with pleasant views down the garden, double glazed door opening to side.

BEDROOM

9'1 x 8'5 (2.77m x 2.57m)

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

SHOWER ROOM

Large walk in shower enclosure with electric shower and hand rails, dual flush low level wc, wall mounted wash hand basin, ladder style heated towel rail, tiled walls, slip resistant flooring, coving to ceiling, shaver point, down lights, double glazed obscured glass window to side aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space with pull down ladder, double glazed window to front aspect.

BEDROOM

12'6 x 12'2 (3.81m x 3.71m)

Radiator, access to eaves storage, combination of wall lighting and ceiling lights, double glazed window to side aspect, door to:

EN SUITE

10'6 x 7'5 (3.20m x 2.26m)

Coving to ceiling, tiled walls, slip resistant flooring, ladder style heated towel rail, panelled bath with mixer tap, electric shower over bath and glass shower screen, vanity enclosed wash hand basin with mixer tap, low level wc, radiator, shaver point, extractor fan for ventilation, double glazed window with obscured glass to side and rear aspects.

BEDROOM

11'4 x 10'8 (3.45m x 3.25m)

Coving to ceiling, radiator, access to eaves storage, double glazed window to rear aspect with pleasant views down the garden.

BEDROOM

12' x 10'8 (3.66m x 3.25m)

Radiator, access to eaves storage, double glazed window to side aspect.

OUTSIDE - FRONT

The property is set back from the road with a block paved drive providing off road parking for multiple vehicles. From here, there is a paved path leading to the front door with hand rails.

DETACHED GARAGE

Double opening metal doors, power and light. Located at the back of the garage is an outside wc with power and housing a tumble dryer and storage shed.

GARDENS

Five bar double opening gate allowing access, shared natural well located on the boundary of the land as you look at the property. A paved patio abuts the property with a feature man-made rainwater system which looks like a well, several outbuildings including three sheds, two greenhouses with power and outside water taps. The garden is relatively level, expansive and family friendly, well-established with a variety of mature plants and shrubs, raised pond, the garden attracts an abundance of wildlife and birds. Outside water tap, gated access down both side elevations.

STUDIO

7' x 7' (2.13m x 2.13m)

Power, light and insulated.

AGENTS NOTE

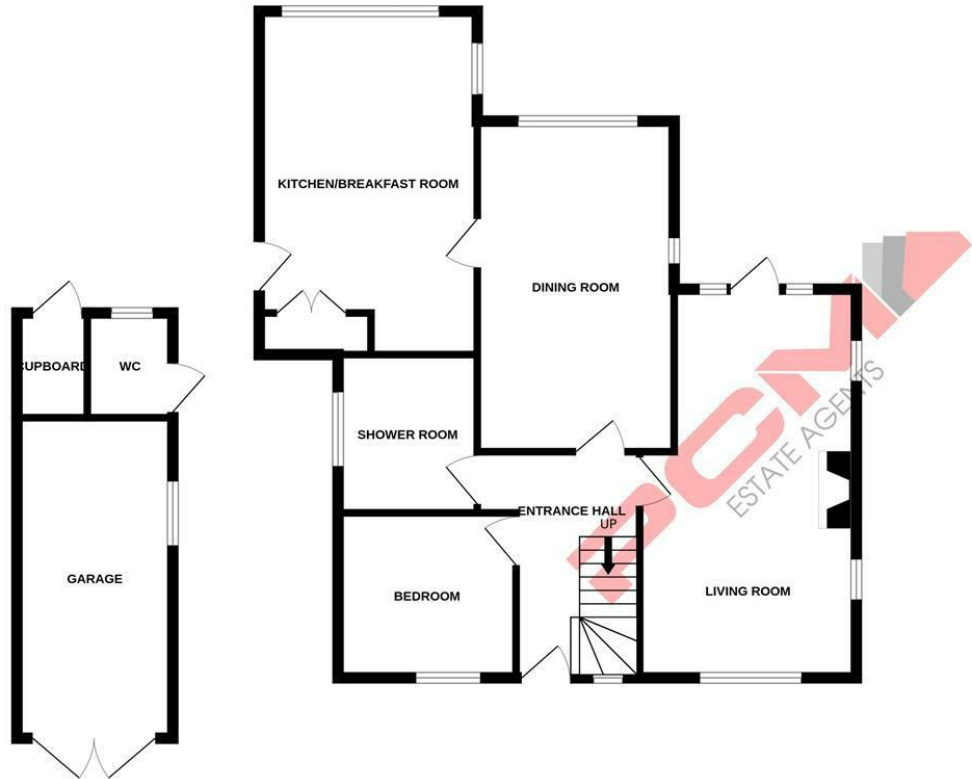
We are advised by the seller that the well in the front garden is a well that is one of several on the road that serviced the road when the properties were first built, prior to mains water being connected. In the rear garden what looks like a well is a man-made rainwater system to which the depth is unknown.



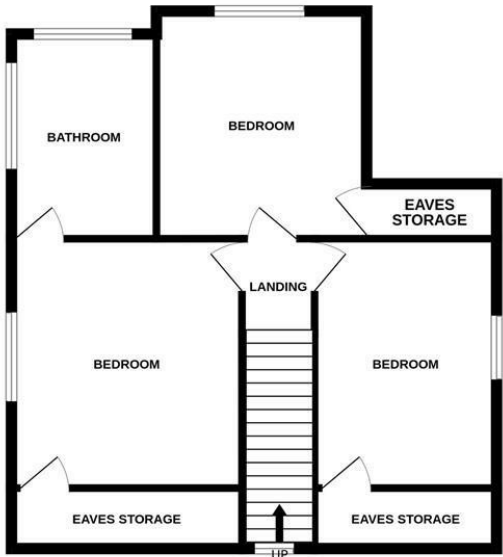




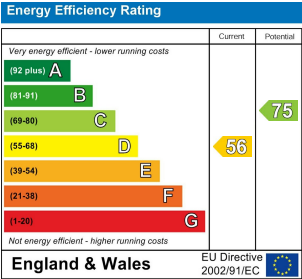
GROUND FLOOR



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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