

ESTATE AGENTS

**19, Hillyglen Close, Hastings, TN34 1XU**

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**Price £325,000**

PCM Estate Agents welcome to the market an exciting opportunity to acquire this DETACHED THREE BEDROOM FAMILY HOME, positioned in this sought-after cul-de-sac location, on the outskirts of Hastings town centre. The property occupies a lovely spot on a sought-after road with GARAGE, OFF ROAD PARKING and a GOOD SIZED GARDEN.

Accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, OPEN PLAN LOUNGE-DINING ROOM, GALLEY STYLE KITCHEN, upstairs landing, THREE BEDROOMS and a bathroom, with bath and shower. The property also benefits from an ATTACHED WORKSHOP/ HOME OFFICE which is timber framed construction, in which you have direct access from the main entrance hall of the property. Further benefits include gas fired central heating and double glazing.

Situated within easy reach of amenities including Alexandra Park, Linton Gardens and the town centre itself with its mainline railway station having convenient links to London and a vast range of amenities within the Priory Meadow Shopping Centre.

Viewing is essential to fully appreciate the convenient position and flexibility of accommodation on offer. Please call the owners agents now to book your viewing.

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

Opening to:

#### **ENTRANCE HALL**

Double glazed window to the side, radiator, dado rail, stairs rising to upper floor accommodation, under stairs storage space, further built in storage space, doors to:

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin, wood laminate flooring, radiator, double glazed window with obscured glass.

#### **LOUNGE-DINER**

24'10 x 12'5 narrowing to 10'6 (7.57m x 3.78m narrowing to 3.20m)  
Wood laminate flooring, two radiators, television point, serving hatch through to kitchen, double glazed window and double glazed door providing views and access onto the garden.

#### **KITCHEN**

10'9 x 7'4 (3.28m x 2.24m)  
Galley style kitchen fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset drainer-sink unit with mixer tap, four ring gas hob with fitted cooker hood over and oven below, space for tall fridge

freezer, integrated dishwasher and washing machine, space for tumble dryer, space for tall fridge freezer, double glazed window to front aspect and door to side aspect.

#### **HOME OFFICE/ WORKSHOP**

15'7 x 10' (4.75m x 3.05m )

Timber construction with a flat roof, having radiator, power and lighting, double glazed window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, dado rail, built in cupboard, double glazed window to front aspect.

#### **BEDROOM**

11' x 10'4 (3.35m x 3.15m)

Wood laminate flooring, built in wardrobe, radiator, double glazed window to rear aspect.

#### **BEDROOM**

12'2 x 10'6 (3.71m x 3.20m)

Wood laminate flooring, radiator, built in wardrobe, double glazed window to rear aspect.

#### **BEDROOM**

8'5 x 7'7 (2.57m x 2.31m )

Wood laminate flooring, radiator, built in cupboard, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, separate walk in shower enclosure with electric shower, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, part tiled walls, part aquaborded walls, dual aspect with double glazed windows having opaque glass to front and side elevations.

#### **OUTSIDE - FRONT**

The property is tucked away in a quiet position, away from the road with a driveway, garage, lawned front garden and path to front door.

#### **REAR GARDEN**

Good size and laid to lawn with a decked patio arranged over three levels, providing ample outdoor space to entertain, and a wooden shed.

#### **GARAGE**

Up and over door.

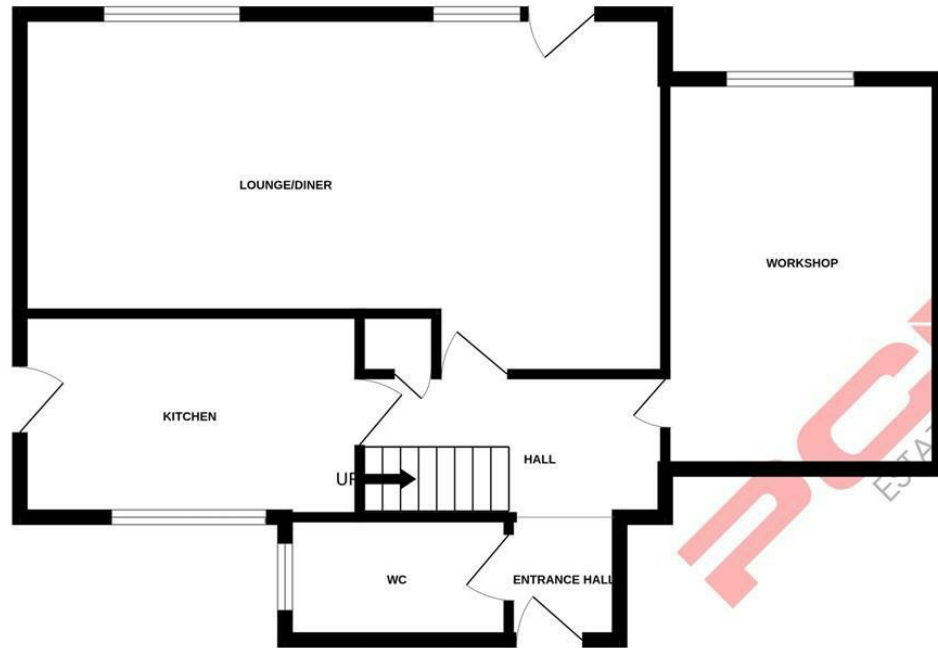
#### **AGENTS NOTE**

The property has solar panels which are leased. The solar panels to generate energy for usage by the house and any excess feeds directly back to the grid, helping the house to be more economical.

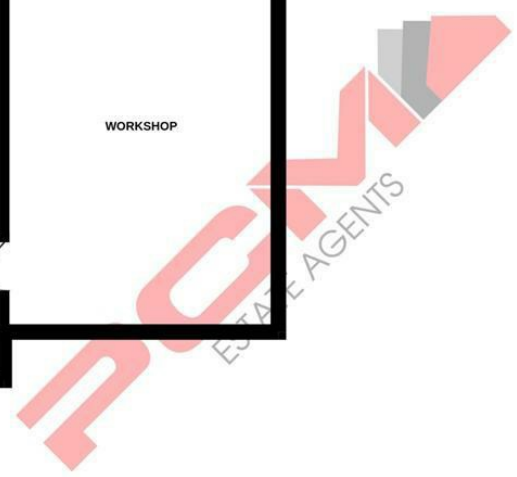
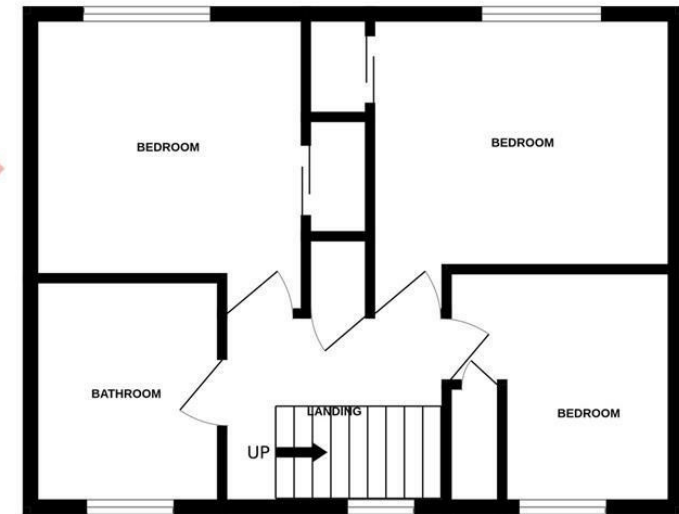
Council Tax Band: D



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	87
	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.