



Pinewood, 5, Westfield Lane, St. Leonards-on-sea, TN37 7NE

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Tel: 01424 839111

Price £700,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this ATTRACTIVE DETACHED FOUR BEDROOM HOUSE, positioned on this sought-after road, occupying a GOOD SIZED PLOT with a CARRIAGE DRIVEWAY providing plenty of OFF ROAD PARKING, and a BEAUTIFULLY LANDSCAPED GARDEN, ideal for families or the garden enthusiast.

This DETACHED FAMILY HOME has been tastefully decorated throughout and offers adaptable accommodation arranged over two floors comprising an entrance hall, TRIPLE ASPECT LOUNGE-DINING ROOM, breakfast room, MODERN KITCHEN, large conservatory, PLAYROOM/ STUDY and a CLOAKROOM. Upstairs, the landing provides access to FOUR DOUBLE BEDROOMS, two of which have EN SUITE FACILITIES, with another having a WALK IN DRESSING ROOM, as well as the main family bathroom. This OLDER STYLE home offers modern comforts including gas fired central heating, double glazing and has a WOOD BURNING STOVE positioned in both the living room and conservatory.

Approached via a block paved CARRIAGE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles. There is also additional parking down the side elevation of the property, providing an ideal spot for a caravan or motorhome to be parked off road. The REAR GARDEN is a delightful feature, with various seating areas, ideal for eating al-fresco or entertaining, and sections of lawn providing an ideal spot for children to play. The garden is well-planted with a variety of small plants and shrubs, and there is also a small pond area.

Positioned on the outskirts of Hastings and within easy reach of popular schooling establishments. Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Staircase rising to upper floor accommodation, double glazed windows to front aspect, radiator, wood laminate flooring.

TRIPLE ASPECT LIVNG ROOM

23'2 x 12'10 (7.06m x 3.91m)

Triple aspect with double glazed windows to front and side, and double glazed French doors to the rear with windows either side opening to the conservatory, three radiators, coving to ceiling, television point, fireplace with wood burner, opening to:

PLAY ROOM/ OFFICE

15'4 x 6'9 (4.67m x 2.06m)

Dual aspect with double glazed windows to front and rear elevations, wall lighting.

CONSERVATORY

21'1 x 13'1 (6.43m x 3.99m)

Apex glass roof, part brick construction with double glazed windows to both side and rear aspects having lovely views over the garden, double glazed French doors opening out onto the garden, partially open plan to:

BREAKFAST ROOM

16'1 x 12'3 (4.90m x 3.73m)

Wall mounted vertical radiator, large cupboard, down lights, tile effect Karndean flooring, doorway opening to kitchen and a door opening to a dining room.

KITCHEN

19'2 x 8'5 (5.84m x 2.57m)

Fitted with a matching range of eye and base level cupboards and drawers with soft close hinges and complimentary worksurfaces and matching upstands, space for range master cooker, inset drainer-sink unit with mixer/ kettle tap, wall mounted vertical radiator, further radiator, down lights, ample built in storage, pantry style cupboard with lighting, integrated tall fridge freezer and washing machine, integrated dishwasher, tile effect Karndean flooring, dual aspect with double glazed window to front and double glazed French doors to the rear opening out onto a seating area, door to:

CLOAKROOM

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, radiator, coving to ceiling, extractor for ventilation, partially wood panelled walls, double glazed window with pattern glass to rear aspect.

FORMAL DINING ROOM

12'5 x 10'5 (3.78m x 3.18m)

Wood effect tiled flooring, double radiator, double glazed windows to front and side aspects, return door to entrance hall.

FIRST FLOOR LANDING

Loft hatch to loft space, doors providing access to:

MASTER BEDROOM

16'9 max x 14'5 max (5.11m max x 4.39m max)

Built in storage/ wardrobes, radiator, double glazed French doors to the rear providing access to a Juliette balcony with glass and metal balustrade, enjoying views over the garden, opening to:

EN SUITE SHOWER ROOM

Large walk in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, electric heated towel rail, extractor fan for ventilation, down lights, double glazed pattern glass window to front aspect for privacy.

BEDROOM

12'8 x 10'2 (3.86m x 3.10m)

Airing cupboard, picture rail, radiator, double glazed window to rear aspect with lovely views onto the garden, door to:

EN SUITE

Corner walk in shower enclosure with rain style shower and a further hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, heated towel rail, radiator, part tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed window with pattern glass to rear aspect.

BEDROOM

14'2 x 12' (4.32m x 3.66m)

Radiator, picture rail, built in cupboard with window, dual aspect with double glazed windows to side and front aspects.

BEDROOM

11'9 x 10'5 (3.58m x 3.18m)

Dual aspect with double glazed windows to front and side aspects, picture rail, double radiator, built in cupboard, door to;

ADJOINING DRESSING ROOM

7'6 x 7'1 (2.29m x 2.16m)

Currently used as a study. Double radiator, double glazed window to front aspect.

BATHROOM

P shaped panelled bath with mixer tap and shower over bath with rain style shower head and hand-held shower attachment, wall mounted wash hand basin with mixer tap, dual flush low level wc, tiled walls, tiled flooring, heated towel rail, extractor for ventilation, down lights, double glazed window with pattern glass to rear aspect.

FRONT GARDEN

Block paved carriage driveway, section of lawn, established planted borders, ample off road parking, additional parking to the side elevation beyond the double opening gates, offering a perfect spot to keep a motor home or caravan off the road. To the opposite side elevation there is a single opening gate providing access to the rear garden and wooden shed.

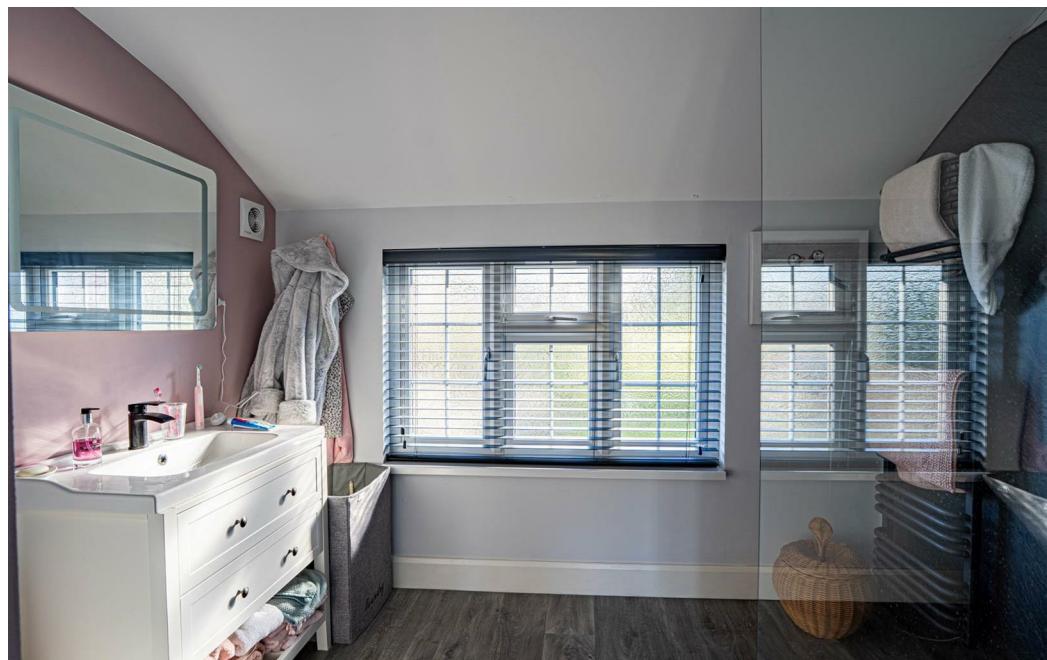
REAR GARDEN

Mainly laid to lawn with various areas to sit, eat al-fresco or entertain, summer house and greenhouse. The garden is established and park like with a variety of mature plants and shrubs, pond, fenced boundaries, gated access down both side elevations.

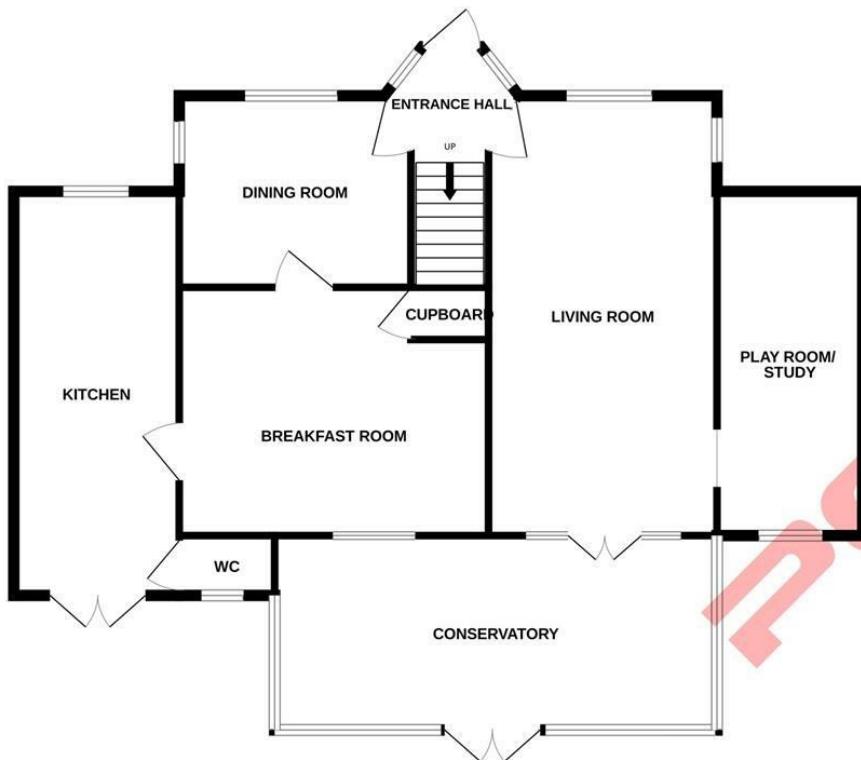
Council Tax Band: E



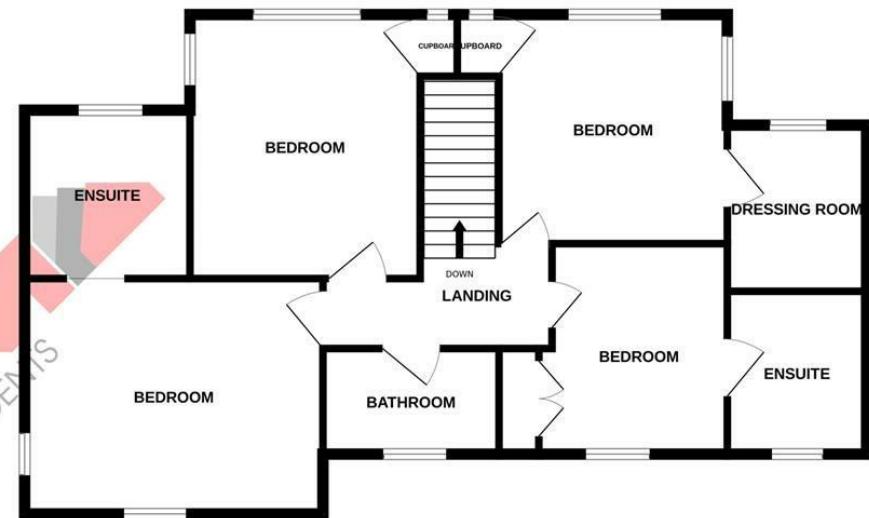




GROUND FLOOR



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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.