



**59, Woodlands Way, Hastings, TN34 2FT**

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**Price £550,000**

PCM Estate Agents present to the market this BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM, THREE BATHROOM and TWO RECEPTION ROOM DETACHED HOUSE located in this highly sought-after cul-de-sac towards the northern outskirts of Hastings. The property was built by award winning builders Millwood Designer Homes in approximately 2016 and is incredibly well presented throughout. Offered to the market CHAIN FREE.

Offering SPACIOUS ACCOMMODATION arranged over two floors comprising an entrance hallway, lounge, MODERN FITTED KITCHEN-BREAKFAST ROOM, separate DINING ROOM, ground floor WC and INTEGRAL GARAGE, first floor landing, FOUR DOUBLE BEDROOMS: two of which enjoying their own EN SUITES in addition to the main family bathroom. Externally the property boasts from a BEAUTIFULLY PRESENTED PRIVATE AND SECLUDED REAR GARDEN with multiple patio areas ideal for seating and entertaining in addition to a 10' x 8' garden shed, whilst to the front there is an extended driveway providing OFF ROAD PARKING for multiple vehicles leading to the aforementioned GARAGE.

The property also benefits from a operational alarm system, fitted smoke detectors, outside lighting, fibre optic cabling in place for high speed lightning fibre broadband and EXCELLENT COUNTRYSIDE VIEWS to the rear aspect.

Please call the owners sole agent now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **SPACIOUS ENTRANCE HALLWAY**

Wall mounted security alarm panel, wall mounted thermostat control, stairs rising to first floor accommodation, radiator.

#### **LOUNGE**

17'5 x 12'1 (5.31m x 3.68m)

Double glazed double doors and windows to rear aspect overlooking the garden, two double glazed windows to side aspect, three radiators, television point, double doors to:

#### **DINING ROOM**

14' max x 12' (4.27m max x 3.66m)

Double glazed bay window to front aspect, two radiators, return door to entrance hallway.

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

17'6 narrowing to 13'5 x 16'3 narrowing to 6'8 (5.33m narrowing to 4.09m x 4.95m narrowing to 2.03m)

Beautifully presented modern fitted dual aspect kitchen-breakfast room comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above and double ovens below, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, ample space for breakfast table and chairs, stainless steel inset sink with flexi mixer tap, radiator, under stairs storage cupboard, double glazed windows to rear aspect enjoying a pleasant outlook over the garden, double glazed door sized windows to the rear aspect, double glazed double doors leading to the garden.

#### **DOWNSTAIRS WC**

5'7 x 2'11 (1.70m x 0.89m)

Dual flush wc, floating wash hand basin with storage below, part tiled walls, double glazed obscured window to front aspect, radiator, extractor fan.

#### **FIRST FLOOR LANDING**

Loft hatch, airing cupboard, radiator.

#### **MASTER BEDROOM**

15'2 x 12' (4.62m x 3.66m)

Ample built in wardrobe space, double glazed windows to rear aspect enjoying far reaching countryside views, radiator, wall mounted thermostat control, door to:

#### **EN SUITE BATHROOM**

11'6 max x 6'3 (3.51m max x 1.91m)

Luxury fitted suite comprising panelled bath with mixer tap, separate walk in double shower, floating wash hand basin with storage below, dual flush wc, chrome ladder style radiator, part tiled walls, inset ceiling spotlight, extractor fan, double glazed obscured window to rear aspect.

**BEDROOM**

14' max narrowing to 5'2 x 15'7 narrowing to 9'9 (4.27m max narrowing to 1.57m x 4.75m narrowing to 2.97m)  
Built in wardrobes, double glazed bay window to front aspect, radiator, television point, door to:

**EN SUITE SHOWER ROOM**

Walk in shower with shower screen, dual flush wc, chrome ladder style radiator, wash hand basin, shaver point, part tiled walls, inset ceiling spotlight, extractor fan, double glazed obscured window to front aspect.

**BEDROOM**

14'5 x 9'8 (4.39m x 2.95m)  
Double glazed window to rear aspect enjoying far reaching countryside views, radiator, television point.

**BEDROOM**

10'8 x 9'3 (3.25m x 2.82m)  
Double glazed window to front aspect, radiator, television point.

**BATHROOM**

8'8 x 5'7 (2.64m x 1.70m)  
Luxury modern suite comprising panelled bath with mixer tap and shower attachment, shower screen, floating wash hand basin with storage below, dual flush wc, part tiled walls, inset ceiling spotlights, shaver point, extractor fan, double glazed obscured window to side aspect, chrome ladder style radiator.

**GARAGE**

20'7 x 9' (6.27m x 2.74m)  
Up and over door, power, lighting, space for American style fridge freezer, space for tumble dryer, wall mounted gas fired boiler, wall mounted fuse box, door providing side access onto the garden, EV charging port, internal door returning to kitchen-breakfast room.

**REAR GARDEN**

A particular feature of the property and beautifully presented, considered family friendly and mainly laid to lawn with a range of shrubs and plants, two patio areas ideal for seating and entertaining in addition to a large storage shed/workshop, exterior lighting, side access to the front of the property, outside water tap and gate providing rear access.

**OUTSIDE - FRONT**

Extended driveway providing off road parking for multiple vehicles. The front gardens are also beautifully presented with a range of plants, shrubs and trees, additional patio area set beneath pergola ideal for seating.

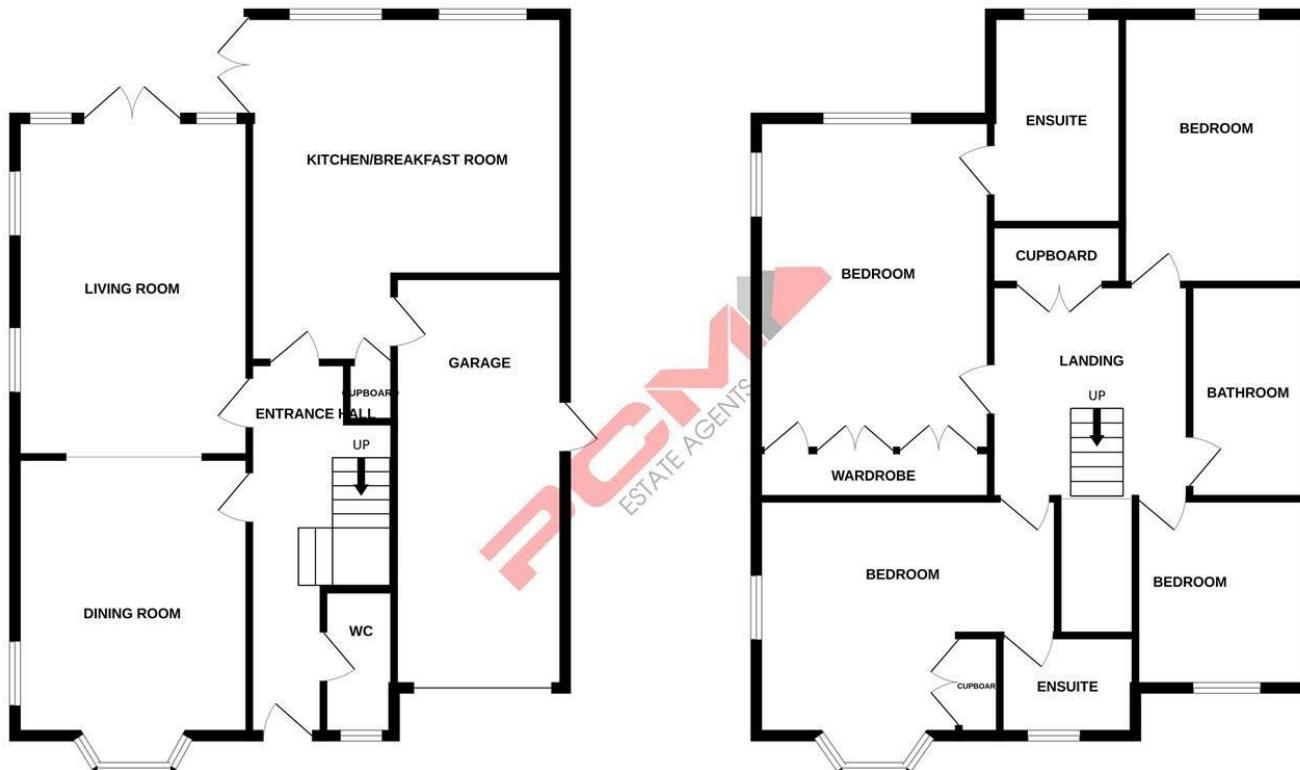






GROUND FLOOR

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 marketing 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 <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			
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.