



**1a, St. Helens Down, Hastings, TN34 2BG**

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

**Offers In Excess Of £395,000**

PCM Estate Agents are proud and pleased to announce to the market this INDIVIDUALLY DESIGNED AND CHARACTERFUL THREE BEDROOMED MODERN DETACHED HOUSE located in arguably one of the most sought-after locations of the town and offering spacious accommodation arranged over two floors with benefits including gas central heating, double glazing, MASTER BEDROOM with EN SUITE SHOWER ROOM & wc, 19ft LOUNGE-DINER with OPEN FIRE, kitchen, TWO FURTHER BEDROOMS plus a double glazed CONSERVATORY and modern bathroom and wc with ground floor CLOAKROOM & wc. The property is approached via double gates opening into GARDENS SURROUNDING THE PROPERTY but predominantly to the front and side offering BEAUTIFULLY LANDSCAPED and secluded gardens, with OFF ROAD PARKING also.

Located within reach of the picturesque St Helens Woods, local school and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to truly appreciate this STUNNING HOME is to arrange an immediate viewing via the owners agents.

#### **PART GLAZED FRONT DOOR**

Leading to;

#### **ENTRANCE PORCH**

Double glazed to front and side aspects, tiled floor, inset ceiling spotlights, part glazed doors opening to;

#### **LOUNGE-DINER**

19'10 x 17'3 (6.05m x 5.26m)

Double glazed window to front aspect, inset ceiling spotlights, brick feature fire surround with open fire and brick hearth, two radiators with feature cover, open plan to;

#### **INNER HALLWAY**

With staircase leading to upper floor accommodation.

#### **CLOAKROOM**

Pedestal wash hand basin with tiled splashback, low level wc with high flush

system, under stairs storage cupboard, radiator, tiled floor, extractor fan, inset ceiling spotighting, return door to inner hallway.

#### **KITCHEN**

9'8 x 9'8 (2.95m x 2.95m)

Double glazed window to front aspect, inset one0¢ bowl sink with stainless steel mixer tap over, tiled splashback, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated plate rack, chimney style cooker hood over range cooker with five burner gas top and double oven and grill, tiled floor, cupboard housing wall mounted gas boiler, electricity fuse board, plumbing for washing machine, return door to lounge-diner.

#### **FIRST FLOOR LANDING**

Velux window to rear aspect, trap hatch to loft space, walk in storage cupboard with light, two doors opening onto landing.

#### **BEDROOM ONE**

11'7 x 11'3 (3.53m x 3.43m)

Double glazed window to front aspect, radiator, return door to hallway, door to conservatory (described later), door to;

#### **EN SUITE SHOWER ROOM**

Velux window to rear aspect, shower cubicle with rain waterfall shower and mixer spray attachment, contemporary style wash hand basin set into cabinet beneath with stainless steel mixer tap over, low level wc, heated towel rail/radiator, inset ceiling spotighting, extractor fan, return door to bedroom one.

#### **CONSERVATORY**

10'9 x 9'4 (3.28m x 2.84m)

Double glazed to three sides, wall light point, power points, tiled floor, double glazed double doors opening to rear garden, return door to bedroom one.

#### **BEDROOM TWO**

9'9 max x 9'8 max (2.97m max x 2.95m max)

Double glazed window to front aspect enjoying views over rooftops to sea glimpse in the distance, radiator, return door to landing.

**BEDROOM THREE**

8'1 x 7'8 (2.46m x 2.34m)

Double glazed window to front aspect, radiator, with feature cover, return door to landing.

**BATHROOM**

Velux window to rear aspect, part tiled walls, white suite comprising roll top bath with feet, mixer spray attachment and mixer tap, pedestal wash hand basin, low level wc, heated towel rail/ radiator, inset ceiling spot lighting, shaver point, extractor fan, return door to landing.

**OUTSIDE**

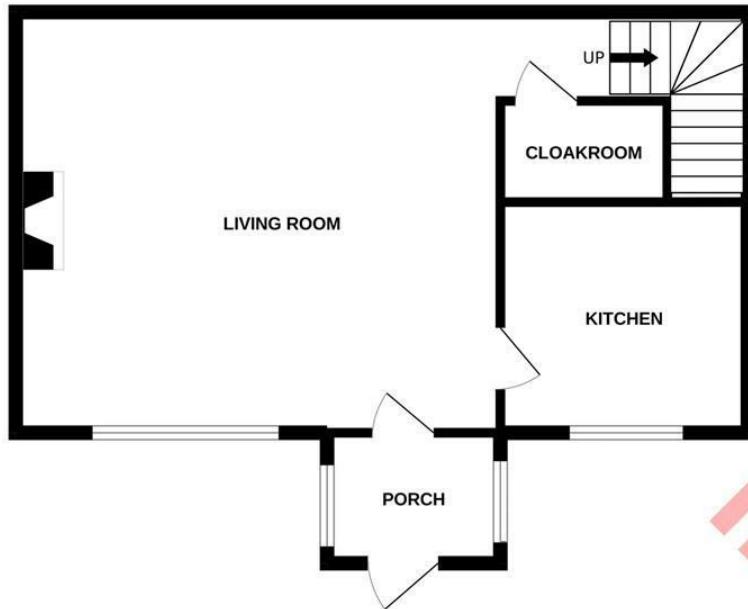
The property is approached via double gates opening into off road parking and leading to gardens which are arranged to the front and side of the property predominately with a good sized patio area to front, gardens laid principally to lawn and extending to side with trees and shrubs, power point, outside tap, and a small area of garden to the rear laid to lawn with paved pathways and shed. The gardens offer a good deal of seclusion which must be viewed to be appreciated.



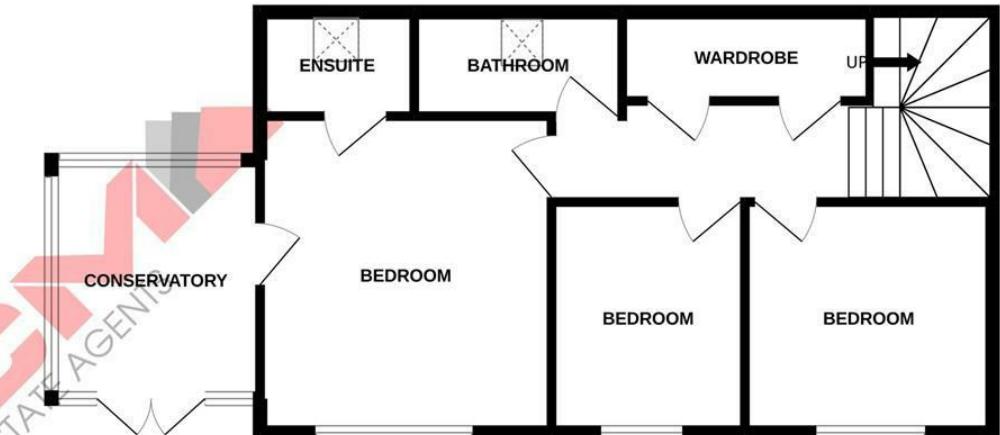




## GROUND FLOOR



## 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.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B	73	84	(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		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.