PCM ESTATE AGENTS

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Offers In Excess Of £525,000

PCM Estate Agents are thrilled to present an exceptional opportunity to acquire this RARELY AVAILABLE LOVELY DETACHED CHALET STYLE RESIDENCE, nestled in a peaceful cul-de-sac on one of Hastings' most coveted roads. This home offers the perfect blend of TRANQUILITY AND CONVENIENCE, with easy access to the St. Helen's Woods, the beautiful Alexandra Park and a range of popular schools.

As you approach the property, an attractive BLOCK PAVED DRIVEWAY provides AMPLE OFF ROAD PARKING for multiple vehicles as well as serving as access to a LARGE GARAGE with electric door, meanwhile to the rear the meticulously LANDSCAPED GARDEN, featuring a sandstone patio and a lawn, offers an idyllic setting for al fresco dining and family gatherings.

Inside, the accommodation is both stylish and functional. The welcoming entrance hall leads to a SPACIOUS LIVING ROOM and a DINING AREA that flows seamlessly into a CONTEMPORARY KITCHEN, complete with INTEGRATED APPLIANCES and elegant stone countertops. A separate UTILITY ROOM adds to the practicality of this family home. There's also a convenient GROUND FLOOR SHOWER ROOM and an ADDITIONAL RECEPTION ROOM, currently used as a study and art space, but easily convertible into a fourth bedroom. Upstairs, the generous landing leads to three well-appointed DOUBLE BEDROOMS, all with fitted wardrobes, plus a LUXURIOUS FAMILY BATHROOM with both a bath and a shower. The property also benefits from gas-fired central heating and double glazing, ensuring comfort throughout the year.

This home truly must be seen to be fully appreciated, contact the owners agents today to arrange a viewing!

DOUBLE GLAZED FRONT DOOR
With windows either side opening into:

INVITING ENTRANCE HALL
Opening into:

INNER HALL
Two radiators, coving to ceiling, plenty of practical storage space, down lights, hardwood flooring, wooden partially glazed double opening doors providing access into the living room, doors opening to:

LIVING ROOM
17'3 max x 14'2 (5.26m max x 4.32m)
Continuation of the hardwood flooring, coving to ceiling, two radiators, media style wall with recessed shelving and built in storage, electric fie, two double glazed windows to front aspect with a pleasant outlook onto the quiet cul-de-sac, large opening to:

DINING ROOM
11'7 x 9' (3.53m x 2.74m)
Continuation of the hardwood flooring, coving to ceiling, double glazed bay window to side aspect, return door to inner hall, ample space for large dining table, offering ample space for entertaining, large opening to:

KITCHEN
14'4 x 10'3 (4.37m x 3.12m)
Wall mounted vertical radiator, down lights, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers having soft close hinges, quartz countertops and matching upstands over, double bowl Blanco sink with mixer tap, Neff induction hob with cooker over, waist level oven and separate grill, integrated appliances include a pull out pantry style cupboard, dishwasher and a pull out waste disposal, the island provides practical storage space incorporating further cupboards with quartz waterfall style worksurface, breakfast bar seating area, large storage cupboard, down lights, double glazed window to rear aspect with views onto the garden.

SEPARATE UTILITY ROOM
10'9 x 7'11 (3.28m x 2.41m)
Wall mounted boiler, consumer unit for the electrics, tiled flooring, radiator, large storage cupboards, fitted with a range of base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, double glazed window to rear aspect with views onto the garden, double glazed door to side aspect opening into the garden.

STUDY/ CRAFTS ROOM
12'9 x 8'6 (3.89m x 2.59m)
Hardwood flooring, coving to ceiling, bespoke made to measure book shelves, radiator, double glazed French doors to side aspect with views and access onto patio. This room could easily be converted into an optional fourth bedroom.

GROUND FLOOR SHOWER ROOM
Walk in corner shower enclosure with rain style shower head and hand held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, radiator, double glazed window with obscured glass to side aspect.

FIRST FLOOR LANDING
Via wooden staircase with glass balustrade, given and contemporary modern feel to the inner hall area. Loft hatch to loft space, radiator, down lights, coving to ceiling, large double glazed window to side aspect.

BEDROOM
13'8 x 13'6 (4.17m x 4.11m)
Three built in double wardrobes, radiator, double glazed window to front aspect.

BEDROOM
12'1 x 8'9 (3.68m x 2.67m)
Fitted wardrobes and drawers, down lights, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM
12' x 9' (3.66m x 2.74m)
Fitted wardrobes and drawers, radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM
Large walk in shower with range style shower head and hand-held shower attachment, corner bath with freestanding mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, ladder style heated towel rail, storage cupboard housing the Instinct engineered by Joule pressurised water tank, double glazed opaque glass window to side aspect.

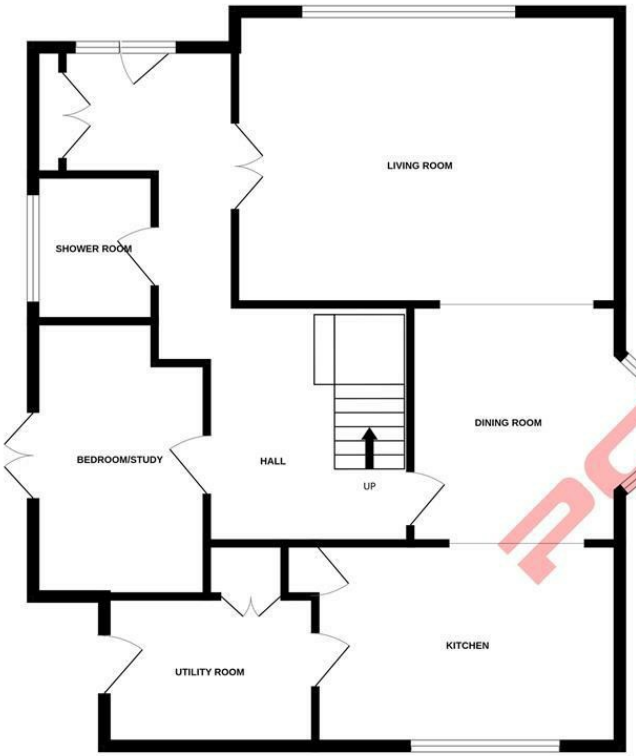
CARRIAGE BLOCK PAVED DRIVEWAY
Providing access to the property and ample off road parking, lawned front garden with some mature rose bushes and established planted borders, steps up to to front door and outside lighting.

REAR GARDEN
Extending down the side and rear elevations with a large Indian sandstone patio, a perfect spot for entertaining, eating al-fresco or having a quiet moment. The patio extends to a path which wraps around the side elevation, there is a section of lawn, summer house and established planted borders with colourful plants. The property also has gated side access down the side elevation, outside water tap and a personal door into the garage.

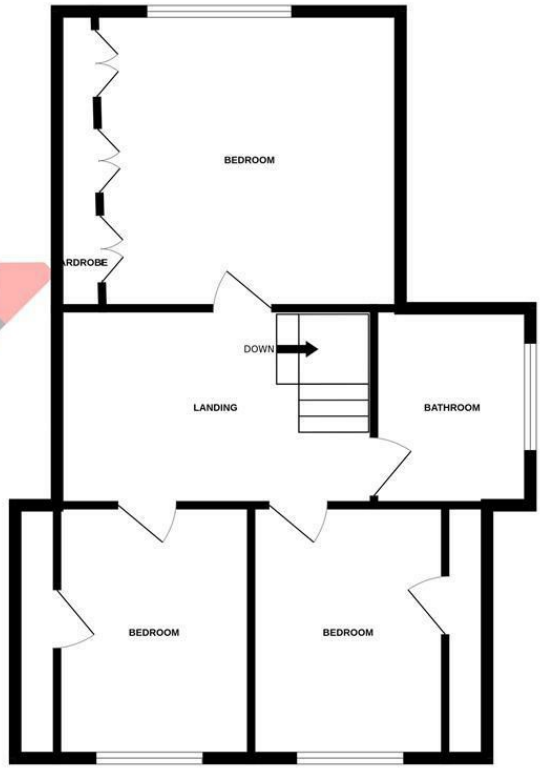
GARAGE
17'3 x 14'3 (5.26m x 4.34m)
Electric powered door, power and light, UPVC double glazed window and door to rear aspect opening up onto the garden.

Council Tax Band: E

GROUND FLOOR



1ST FLOOR



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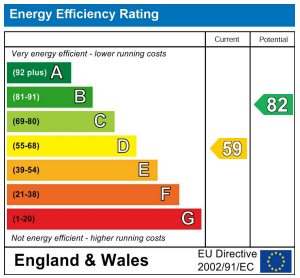

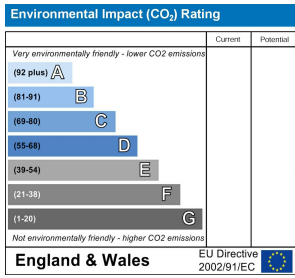

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