



**PCMA**  
ESTATE AGENTS

**High Haven, Rock Lane, Hastings, TN35 4JJ**

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**Offers In Excess Of £435,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this versatile CHALET STYLE THREE-FOUR BEDROOMED PROPERTY located on the northern outskirts of Hastings, close to local amenities and a number of popular schooling establishments.

Inside this chalet style property the well-proportioned accommodation comprises an entrance hall, lounge, SEPARATE DINING ROOM/ FOURTH BEDROOM, further ground floor bedroom, bathroom with separate shower enclosure, LARGE KITCHEN, a good sized STUDY first floor landing and TWO FURTHER DOUBLE BEDROOMS. The property benefits from having gas fired central heating, double glazing and a BEAUTIFULLY LANDSCAPED GARDEN with FAR REACHING VIEWS over countryside. To the front of the property is a driveway providing OFF ROAD PARKING for multiple vehicles.

The property is IN NEED OF SOME UPDATING but offers potential for the likely buyer to make exactly how they want it.

Please call the owners agents now to book your viewing to avoid disappointment.

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

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, dado rail, telephone point, large storage cupboard, door to:

#### **LIVING ROOM**

16'9 into bay x 13'5 (5.11m into bay x 4.09m)

Two radiators, television point, dado rail, beamed ceiling, exposed brick feature wall with fireplace, inset gas fire, double glazed bay window to rear aspect with pleasant views onto the garden and far reaching views extending over the garden and to the countryside, door to utility room (described later).

#### **KITCHEN**

13'11 narrowing to 9'1 x 14'3 (4.24m narrowing to 2.77m x 4.34m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, wall mounted cupboard concealed boiler, part tiled walls, double glazed window to rear aspect with pleasant views extending over the garden and far reaching views beyond to open fields and countryside.

#### **BEDROOM**

15'6 into bay x 13'1 (4.72m into bay x 3.99m)

Built in wardrobes, radiator, double glazed bay window to front aspect.

#### **BEDROOM/ DINING ROOM**

15'6 x 12'9 (4.72m x 3.89m)

Adaptable and could be utilised as a bedroom or a dining room, beamed ceiling, radiator, fireplace with gas fire, double glazed bay window to front aspect.

#### **DOWNSTAIRS BATHROOM/ SHOWER ROOM**

Panelled bath with Victorian style mixer tap and shower attachment, separate walk in shower enclosure with electric shower, dual flush low level wc, pedestal wash hand basin, ladder style heated towel rail, tiled walls, airig cupboard, double glazed pattern glass window to rear aspect.

#### **STUDY**

10' x 6'9 (3.05m x 2.06m)

Double glazed window to rear aspect with pleasant views over the garden and far reaching views to fields beyond, radiator, door to:

#### **SIDE/ FRONT PORCH**

Double glazed window and double glazed door opening to front.

#### **FIRST FLOOR LANDING**

Doors opening to:

#### **BEDROOM**

16' x 12'5 narrowing to 9'4 (4.88m x 3.78m narrowing to 2.84m)

Access to eaves storage, built in wardrobes, double glazed window to front aspect.

#### **BEDROOM**

16'8 x 14'8 narrowing to 11'3 (5.08m x 4.47m narrowing to 3.43m)

Built in wardrobes, radiator, access to eaves storage, double glazed window to rear aspect with outstanding views over the garden and far reaching views beyond over open fields and countryside.

#### **FRONT GARDEN**

Lawned with driveway providing plenty of off road parking for multiple vehicles, extending down the front elevation where you can have further cars parked off road. Pathway to front door, planted borders.

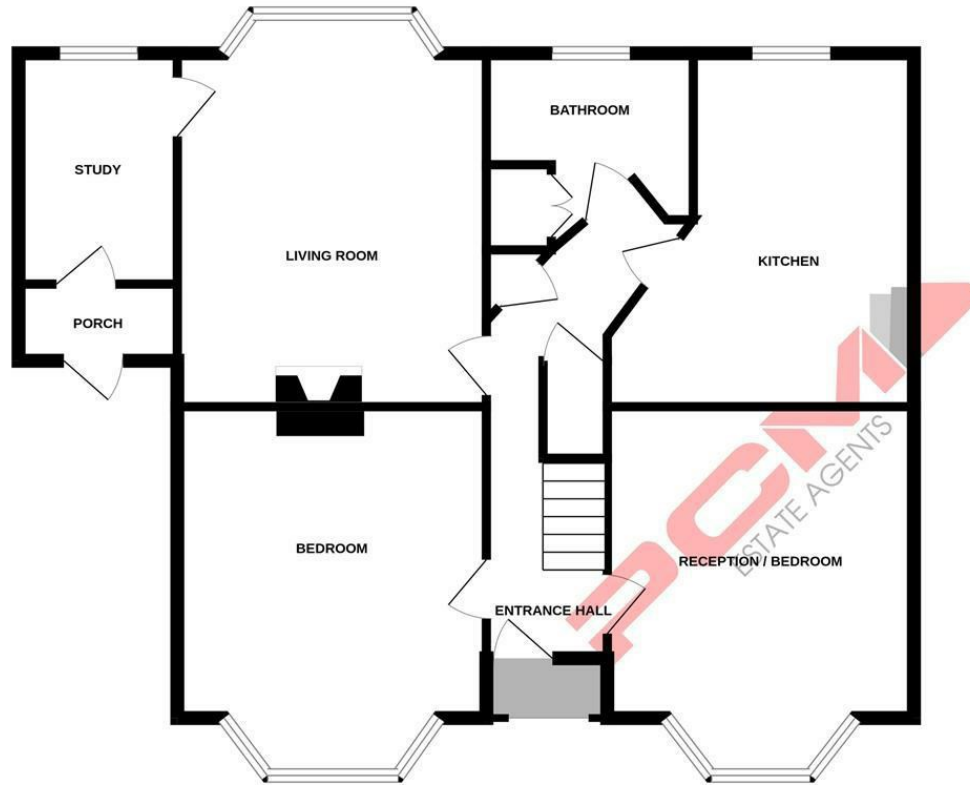
#### **REAR GARDEN**

Landscaped and mainly laid to lawn with a central decked veranda/ patio allowing for ample space to entertain and to take in the lovely views extending over the garden. There is an outbuilding/ large storage shed with two double glazed windows and door to garden.

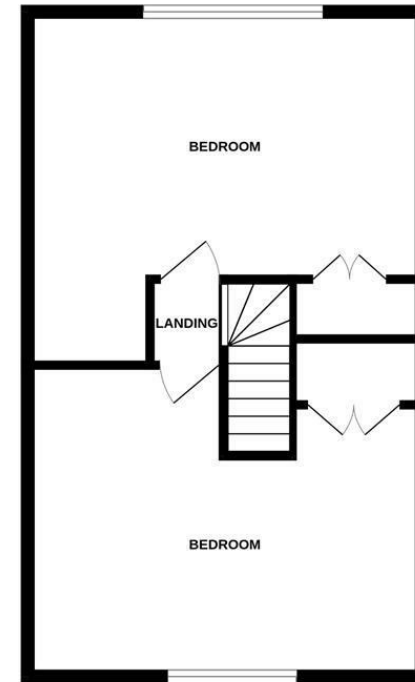
Council Tax Band: D



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">81</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<span style="font-size: 2em;">60</span>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	