



ESTATE AGENTS

The Retreat, Rye Road, Hastings, TN35 5DN

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Offers In The Region Of £875,000

If you are seeking an INDIVIDUALLY DESIGNED HOME situated in this tucked away location offering SPACIOUS AND ADAPTABLE ACCOMMODATION arranged over two floors totalling FIVE BEDROOMS, 23ft LOUNGE, 22ft DINING ROOM, superb MODERN KITCHEN-BREAKFAST ROOM, EN SUITE bathroom & wc to MASTER BEDROOM and further family bathroom & wc. Outside there are grounds, we are advised by the owner, extending to 2½ acres (unverified) incorporating STABLING, PADDOCKS, a heated SWIMMING POOL and formal areas of garden with outbuilding also. Located behind electric gates with OFF ROAD PARKING for multiple vehicles and LARGE DOUBLE GARAGE.

Located towards the outskirts of Hastings with access to roads leading to both the nearby countryside and Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Call now to book your immediate viewing on this SUPERB HOME with land.

PART DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE PORCH

Double glazed window to side aspect, inset ceiling spotlighting, tiled floor, double doors to;

DINING ROOM

22'2 max x 11'10 max (6.76m max x 3.61m max)

Double glazed bay window to front aspect, staircase rising to upper floor accommodation, radiator, under stairs storage, inset ceiling spotlighting, archway to;

KITCHEN-BREAKFAST ROOM

19'8 max x 12'9 max narrowing to 8'10 (5.99m max x 3.89m max narrowing to 2.69m)

Double glazed windows to side aspect, inset one ½ bowl sink with stainless steel mixer tap over, range of high gloss modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, under cupboard lighting, stainless steel chimney style cooker hood,

plumbing for dishwasher, radiator, inset ceiling spotlighting, double glazed double doors opening to rear garden.

LOUNGE

23'4 max x 17'5 max narrowing to 10'1 (7.11m max x 5.31m max narrowing to 3.07m)

Double glazed windows to front and side aspects, Velux window to side, radiators, door to inner hallway, door to;

BEDROOM TWO

14'1 x 9'1 (4.29m x 2.77m)

Double glazed window to front aspect, radiator, double glazed double doors opening to rear garden, return door to lounge.

INNER HALLWAY

Inset ceiling spotlighting, door to;

BEDROOM THREE

9'10 x 7'11 (3.00m x 2.41m)

Double glazed windows to rear and side aspects, radiator, return door to inner hallway.

BATHROOM

Double glazed window to rear aspect, part tiled walls, white suite comprising panelled bath, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, low level wc, tiled shower cubicle with rain waterfall shower and mixer spray attachment, radiator, return door to inner hallway.

STORE/ OFFICE

7'1 x 6'4 (2.16m x 1.93m)

Inset ceiling spotlighting, return door to inner hallway.

BEDROOM FIVE

Double glazed window to rear aspect, built in cupboard, return door to dining room.

UTILITY ROOM

8'10 x 5'6 (2.69m x 1.68m)

Double glazed window to rear aspect, plumbing for washing machine, wall mounted gas boiler, return door to dining room.

FIRST FLOOR LANDING

Trap hatch to loft space, double glazed windows to side and front aspects, radiator , inset ceiling spotlighting.

BEDROOM ONE

15'10 x 8'8 (4.83m x 2.64m)

Double glazed window to rear aspect, double glazed sliding patio door to rear aspect, radiator, inset ceiling spotlighting, return door to landing, door to;

EN SUITE BATHROOM

Double glazed window to rear aspect, part tiled walls, panelled bath with over bath shower and fitted shower screen, pedestal wash hand basin, low level wc, heated towel rail/ radiator, inset ceiling spotlighting, return door to landing.

BEDROOM FOUR

11'9 x 6'7 (3.58m x 2.01m)

Double glazed window to side aspect, radiator, return door to landing.

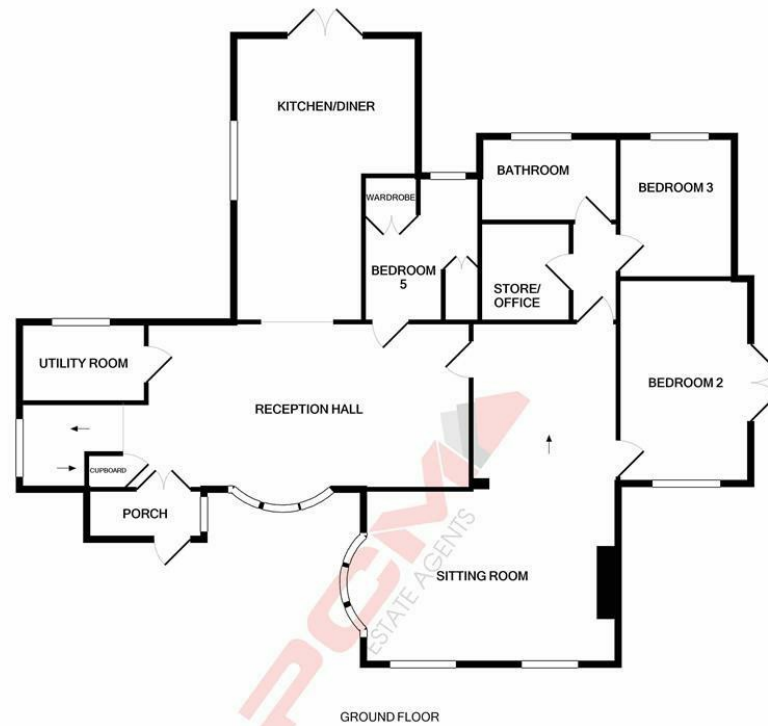
OUTSIDE

The property is approached via an un-adopted road access from Mill Lane leading to a set of electric double gated opening to the grounds, which we are advised by the owner are approximately 2½ acres in total (unverified) which extend to various regions including surrounding the property, gardens laid to lawn with large patio surrounding a heated swimming pool with outbuilding containing filtration unit and heater. There is a formal area of garden with large area of decking and outbuilding/ potential office with good sized patio area, gardens laid to lawn and a large shed. There are several parking areas providing off road parking for multiple vehicles with a large double garage, stabling and two fenced paddocks. There is a pedestrian access gate leading to Rye Road from the side of the property also.

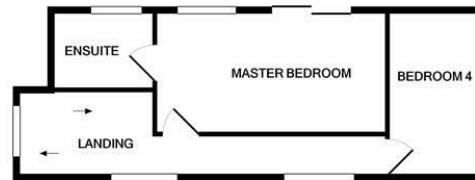






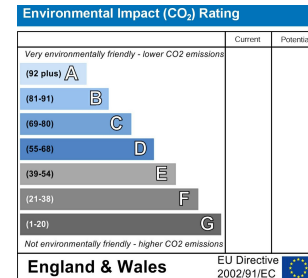
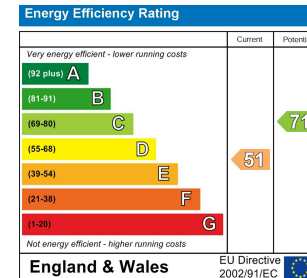


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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