



ESTATE AGENTS

## The Retreat, Rye Road, Hastings, TN35 5DN

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

Offers In Excess Of £850,000



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.



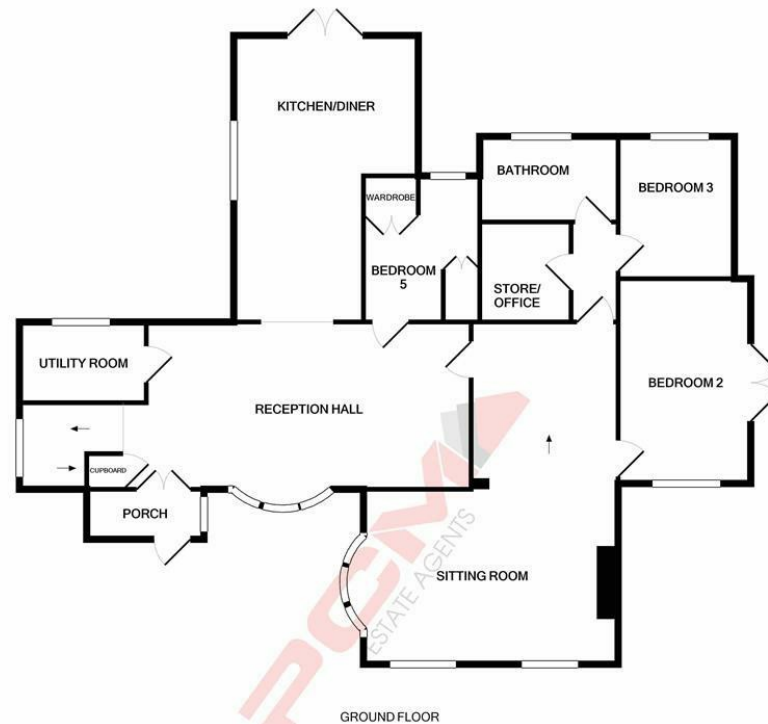




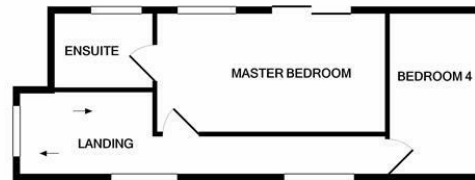






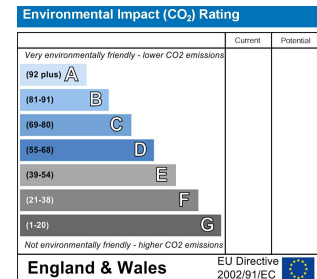
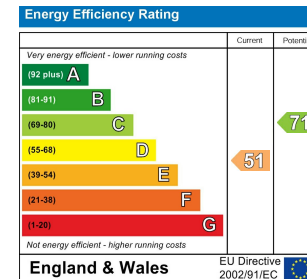


GROUND FLOOR



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.  
Made with Metropix ©2022



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.