



ESTATE AGENTS

**Bay Tree House, Main Road, Hastings, TN35 4QE**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £550,000**

BEAUTIFULLY PRESENTED DETACHED FOUR/ FIVE BEDROOMED EXTENDED FAMILY HOME set behind PRIVATE GATES located in the highly sought-after Westfield village on the outskirts of Hastings, within easy reach of a number of popular schooling establishments including Westfield Primary School and local amenities including local butchers shop, doctors surgery, convenience store and nearby countryside walks.

This DETACHED FAMILY HOME has been recently rendered and updated with all new replacement double glazed windows and also having gas fired central heating. Set behind WOODEN DOUBLE OPENING GATES with lots of OFF ROAD PARKING, accommodation inside is arranged over two floors and comprises a SPACIOUS ENTRANCE HALL, downstairs SHOWER ROOM, DOUBLE ASPECT LOUNGE-DINING ROOM and a modern newly fitted KITCHEN-BREAKFAST ROOM. The property has recently been extended on the side with access from the lounge-dining room to a further room that could be easily utilised as a FIFTH BEDROOM/ ADDITIONAL RECEPTION ROOM or potential ANEXE ACCOMODATION. Upstairs the landing provides access to THREE DOUBLE BEDROOMS in addition to a smaller fourth bedroom. The GARDEN IS LANDSCAPED AND predominantly LEVEL and is considered FAMILY FRIENDLY with two good sized sections of sandstone patio ideal for seating and entertaining in addition to raised planting beds, set behind rendered walls.

This MUCH IMPROVED FAMILY HOME must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing to avoid disappointment.

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

Leading to;

#### **ENTRANCE HALL**

Spacious, light and airy with double glazed opaque glass window to front aspect, stairs rising to upper floor accommodation, tiled flooring, partially wood panelled walls with dado rail, under stairs storage cupboard, wall mounted video unit for the gated entry, radiator, wall mounted thermostat control for gas fired central; heating, under stairs storage cupboard, further cupboard housing water cylinder for the pressurised water system, door to;

#### **DOWNSTAIRS SHOWER ROOM**

8'2 x 6' (2.49m x 1.83m)

Walk in shower enclosure with chrome waterfall style shower head and further hand-held shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap, chrome ladder style heated towel rail, wall mounted cupboard concealed Worcester boiler, part tiled walls, tiled flooring, inset down lights, wall mounted extractor fan for ventilation, two double glazed opaque glass windows to side aspect.

#### **DOUBLE ASPECT LOUNGE -DINER**

27' max x 12'1 narrowing to 11' (8.23m max x 3.68m narrowing to 3.35m)

Wood laminate flooring, two radiators, television and telephone points, double glazed bay window to front aspect, double glazed French doors allowing for access and a pleasant view over the garden, door to fifth bedroom/ reception room (described later).

#### **KITCHEN-BREAKFAST ROOM**

14'9 x 13'8 (4.50m x 4.17m)

Newly fitted modern kitchen with a range of eye and base level cupboards and drawers having soft

close hinges and Galaxy Granite counter tops with matching upstands, inset one ½ bowl sink with moulded drainer into the Galaxy Granite worktop and mixer tap, Professional Plus freestanding cooker with oven, grill and plate warmer, fitted cooker hood over, space for American style fridge freezer in addition to a further standard tall fridge freezer, space and plumbing for washing machine and tumble dryer, integrated dishwasher, down lights, plinth LED lighting, under cupboard lighting, part tiled walls, tiled flooring, ample space for breakfast table, wall mounted vertical radiator, double glazed window and French doors to rear aspect overlooking and providing access to garden.

#### **BEDROOM/ RECEPTION ROOM**

24' x 9'7 (7.32m x 2.92m)

Wood laminate flooring, two electric wall radiators, double aspect with double glazed window to front and double glazed French doors to the rear garden, inset down lights, could be utilised as an additional reception room, fifth bedroom or as an office/ crafts room.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, wood laminate flooring, radiator, double glazed opaque glass window to side aspect, door to;

#### **BEDROOM**

16'1 x 14'1 (4.90m x 4.29m)

Wood laminate flooring, radiator, double glazed window to rear aspect with views over the garden.

#### **BEDROOM**

13'6 x 11'9 (4.11m x 3.58m)

Wood laminate flooring, radiator, double glazed bay window to front aspect.

#### **BEDROOM**

12'4 x 11'1 (3.76m x 3.38m)

Wood laminate flooring, radiator, double glazed window to rear aspect with views over the garden.

#### **BEDROOM**

6'8 x 6'3 (2.03m x 1.91m)

Wood laminate flooring, double glazed apex window to front aspect.

#### **LUXURY BATHROOM/ SHOWER ROOM**

Stand alone modern contemporary bathtub with mixer tap and shower attachment, walk in shower enclosure with chrome waterfall style shower head and further hand-held shower attachment, wash hand basin with mixer tap, dual flush low level wc, ladder style heated towel rail, tiled walls, tiled flooring, wall mounted LED mirrored vanity cupboard unit, double glazed opaque glass window to side aspect.

#### **FRONT GARDEN**

Large driveway set behind double opening wooden gates providing off road parking for numerous vehicles and privacy from the road, raised planting beds, gated access to the side, outside lighting.

#### **REAR GARDEN**

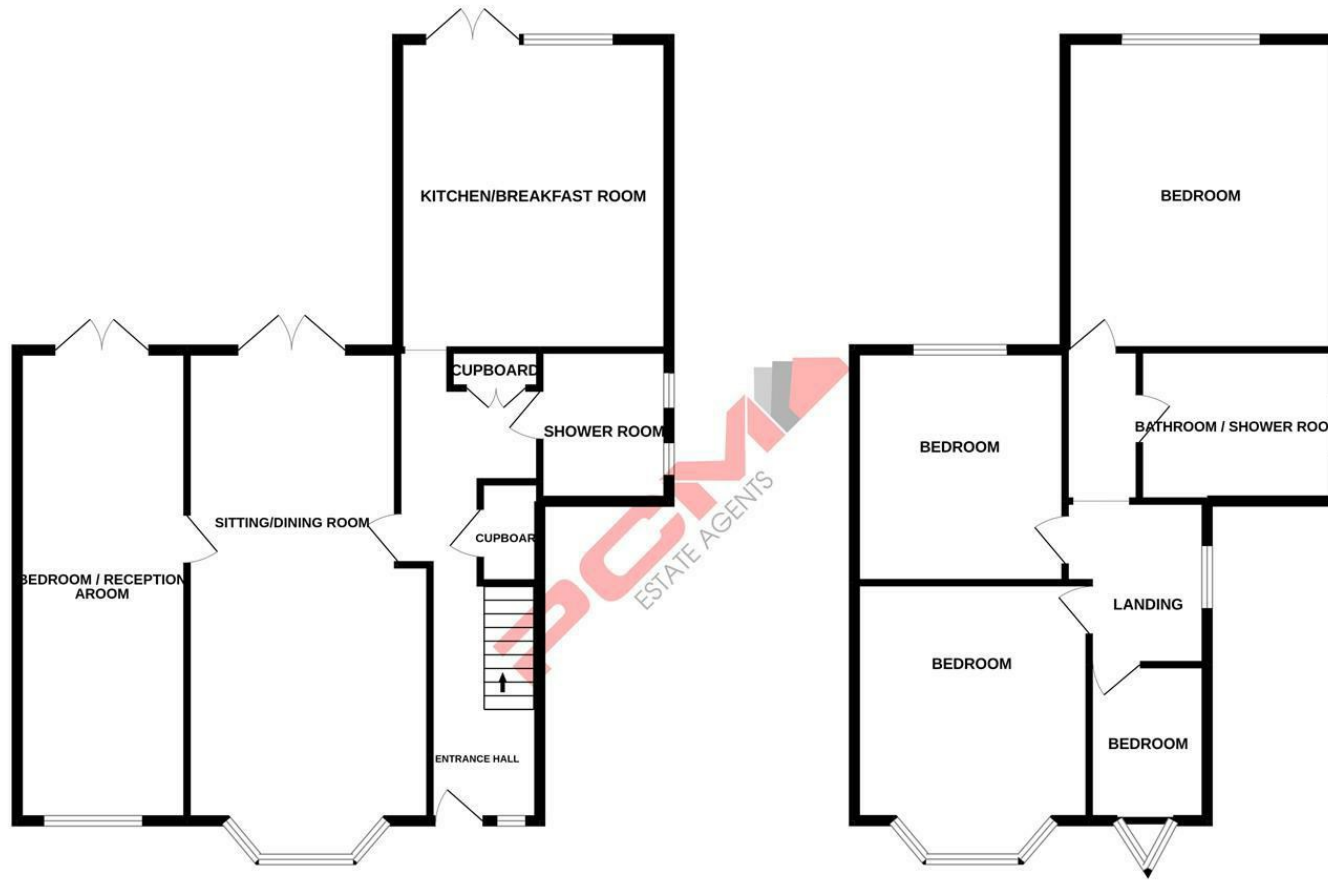
Level family friendly garden with a large sandstone patio abutting the property, sandstone patio path meanders through the garden with two sections of lawn either side, there is a raised wall with rendered sleeping beds, planting beds, well-established with a variety of mature plants and shrubs, outside lighting, power points, water tap and gated side access to the enclosed front driveway.

Council Tax Band: TBC

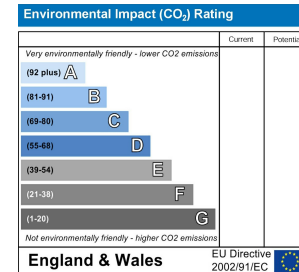
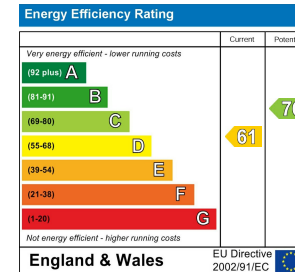


GROUND FLOOR

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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