

ESTATE AGENTS

**Bonaventure Cottage, Sandrock Hall, The
Ridge, Hastings, TN34 2RB**

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Offers In Excess Of £500,000

A RARE OPPORTUNITY has arisen to acquire this BEAUTIFUL ATTACHED FORMER COACH HOUSE dating back to the early 1800's with AMPLE PARKING, GARAGE and a SENSATIONAL GARDEN backing onto St Helen's Woods. The property boasts fantastic SEA VIEWS and retains a WEALTH OF PERIOD FEATURES throughout including FLAGSTONE FLOORING, HIGH CEILINGS and PERIOD FIREPLACE within the lounge.

The property offers spacious accommodation comprising a porch, entrance hallway, 18ft DUAL ASPECT LIVING ROOM with FEATURE FIREPLACE, separate KITCHEN-DINER, 16ft SUN ROOM with UNDERFLOOR HEATING plus DOWNSTAIRS WC, whilst to the first floor are THREE BEDROOMS, two of which enjoy EXCEPTIONAL SEA VIEWS to the rear aspect and the master also benefitting from its own EN SUITE BATHROOM in addition to a separate LUXURY SHOWER ROOM.

A particular feature of this property is its TRANQUIL GARDEN which is extremely PRIVATE AND SECLUDED and faces a SOUTHERLY ASPECT. Offering multiple seating areas ideal for entertaining whilst also leading directly onto St Helen's Woods, ideal for walkers, and to the front there is OFF ROAD PARKING for multiple vehicles in addition to a GARAGE.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed window to front aspect, radiator, door to:

WC

Wash hand basin, wc, radiator, part tiled walls, obscured window to front aspect.

HALLWAY

Stairs rising to first floor accommodation, door to:

LOUNGE

18'2 max x 15'5 max (5.54m max x 4.70m max)

Spacious light and airy room with high ceilings, feature open fireplace, dual aspect room with two double glazed windows to front aspect, double glazed window to rear aspect enjoying a pleasant outlook, two radiators, door leading out to sun room.

DINING ROOM

9'10 narrowing to 7'4 x 14'10 max (3.00m narrowing to 2.24m x 4.52m max)

Under stairs storage cupboards, two double glazed windows to rear aspects, two radiators, open plan to:

KITCHEN

7'8 x 7'4 (2.34m x 2.24m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, inset sink with mixer tap, space for fridge, space and plumbing for washing machine, space and plumbing for dishwasher.

SUN ROOM

13'2 max x 16'6 max (4.01m max x 5.03m max)

Exceptional room with underfloor heating, double glazed windows to both rear and side aspects enjoying a pleasant outlook over the garden, double glazed French doors leading onto the garden in addition to a separate double glazed door to side aspect also leading out to the garden, two double glazed windows looking into the dining room.

FIRST FLOOR LANDING

Spacious with double glazed window to front aspect, storage cupboard with space for tumble dryer and loft hatch.

MASTER BEDROOM

11'7 x 11'2 (3.53m x 3.40m)

Double glazed window to rear aspect enjoying exceptional views towards the sea, radiator, built in storage cupboards, door to:

EN SUITE

7'4 x 5'1 (2.24m x 1.55m)

Modern suite comprising a Jacuzzi bath with mixer tap and shower attachment, wash hand basin, wc, heated towel rail, double glazed obscured window to front aspect, tiled walls and flooring.

BEDROOM

9'9 x 8'6 (2.97m x 2.59m)

Double glazed window to rear aspect enjoying exceptional far reaching views towards the sea, built in wardrobe and radiator.

BEDROOM

9'9 x 8'7 (2.97m x 2.62m)

Double glazed window to front aspect, radiator.

SHOWER ROOM

Luxury modern suite comprising a walk-in double shower, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, tiled walls and flooring and an extractor fan.

REAR GARDEN

A particular feature of this property is the exceptional garden backing onto St Helens Woods, the garden is private and secluded and provides a real tranquil setting. From the sun room is a large patio area ideal for seating and entertaining which enjoys a southerly aspect with a pergola, this leads down to a further area of garden which features a range of mature shrubs, plants and trees. From here, there is a pathway leading straight into St Helen's Woods being ideal for walking, whilst at the end of the garden is an additional covered seating area which is extremely quiet and ideal for a further entertaining space.

OUTSIDE - FRONT

Off road parking for multiple vehicles and outside water tap.

GARAGE

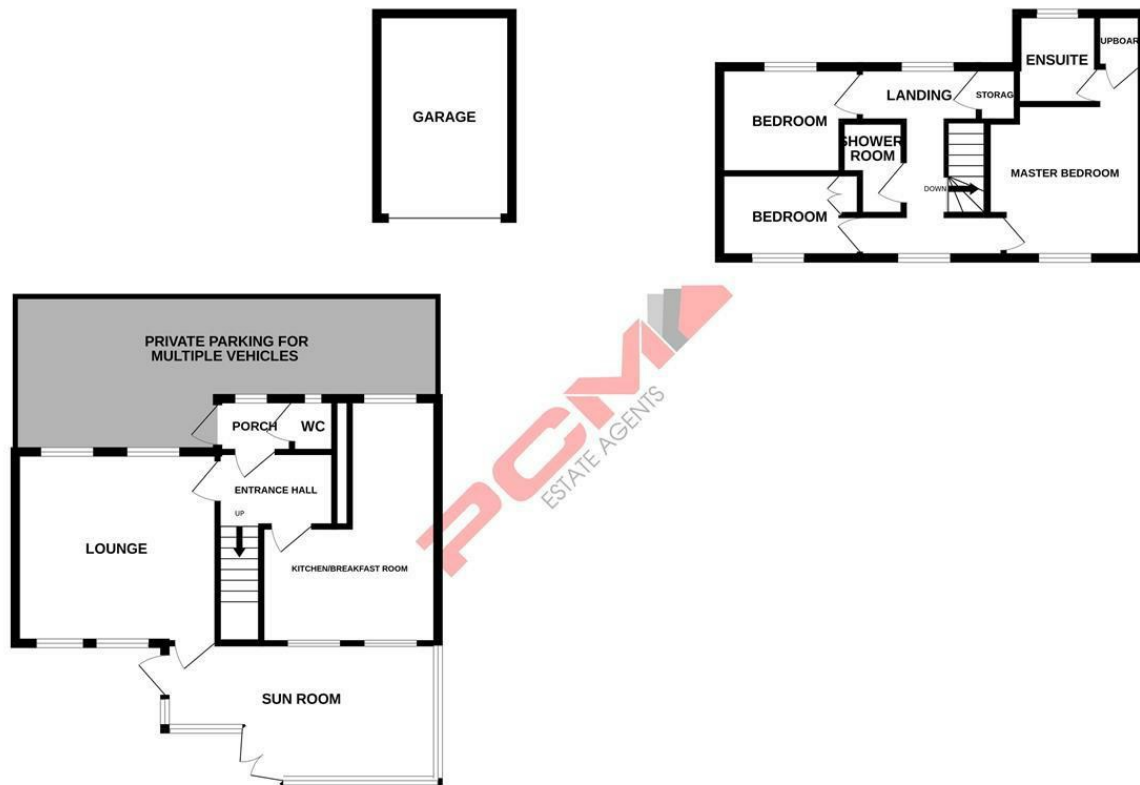
Located in a block opposite the property with up and over door.

Council Tax Band: E



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.