



ESTATE AGENTS

**10, Fairlight Avenue, Hastings, TN35 5HS**

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

**Price £575,000**

PCM Estate Agents are delighted to present to the market a UNIQUE OPPORTUNITY to secure this DETACHED THREE BEDROOMED CHALET STYLE PROPERTY with the MOST INCREDIBLE VIEWS extending across countryside and out to sea.

Offering well-appointed and VERSATILE ACCOMMODATION arranged over two floors comprising a vestibule, entrance hall, IMPRESSIVE OPEN PLAN 26ft LOUNGE-DINER with BI-FOLDING DOORS with lovely views across the garden, there is a MODERN KITCHEN and ground floor bathroom with separate shower in addition to TWO GROUND FLOOR DOUBLE BEDROOMS with built in/ fitted wardrobes, spacious landing providing access to a further bedroom which benefits from those OUTSTANDING VIEWS off of the back of the property extending across open fields, down the valley and out to sea, views can also be enjoyed from the SUN TERRACE located off of this bedroom offering ample outside space for table and chairs to sit and soak up the lovely views.

There is also a MODERN SHOWER ROOM to the first floor. Outside to the front is a driveway providing OFF ROAD PARKING whilst to the rear is a LANDSCAPED GARDEN with a sympathetic gradient enjoying lovely views and ample outside space for a garden enthusiast or family to enjoy, there are several seating areas and a variety of mature plants and shrubs. The garden enjoys a private and sunny aspect.

This OLDER STYLE CHALET property is located on the northern outskirts of Hastings just a short walk from Hastings Country Park and the convenient amenities as well as a number of popular schooling establishments located around the area. There are also bus routes located nearby that provide access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade, as well as being within easy reach of Hastings Old Town and Fairlight.

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

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

Leading to;

#### **VESTIBULE**

Oak flooring, further wooden partially glazed door opening to;

#### **HALLWAY**

Stairs rising to upper floor accommodation, double radiator, telephone point, under stairs storage cupboard, wooden partially glazed double opening doors onto an impressive open plan;

#### **LOUNGE-DINING ROOM**

26'5 max x 18'3 narrowing to 11'6 (8.05m max x 5.56m narrowing to 3.51m) Impressive open plan reception space with oak flooring, two double radiators, television point, archway through to kitchen, double aspect room with double glazed window to both rear and side elevations with outstanding views extending across open fields, down the valley and out to sea. There are also double glazed bi-folding doors opening onto a balcony with steps descending to the garden.

#### **KITCHEN**

12'9 x 8'8 (3.89m x 2.64m)

Newly fitted kitchen built with a range of base level cupboards and drawers with granite work surfaces over.

#### **BEDROOM**

16' x 10'9 (4.88m x 3.28m)

Built in wardrobe, double radiator, double glazed bow window to front aspect.

#### **BEDROOM**

19'6 x 11'2 (5.94m x 3.40m)

Double radiator, picture rail, built in wardrobes with matching dressing table, double glazed bow window to front aspect.

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

Walk in shower enclosure with shower being fully tiled with glass door, panel enclosed bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, chrome ladder style heated towel rail, tiled walls, tiled flooring, down lights, coving to ceiling, wall mounted mirror, shaver point, double glazed obscured glass window to side aspect.

## **FIRST FLOOR LANDING**

Velux window to side aspect, doorway opening to;

## **BEDROOM**

13'4 x 9'5 (4.06m x 2.87m)

Radiator, double glazed window and door to rear aspect providing access onto balcony allowing for outstanding views extending across open fields, down the valley and out to sea.

## **SUN TERRACE**

12' x 13' (3.66m x 3.96m)

Safety balustrade, ample space for patio furniture and chairs, lovely views over the garden out to open fields to the back of the property and extending down the valley and out to sea.

## **SHOWER ROOM**

Walk in shower enclosure, tiled with glass shower door, vanity enclosed wash hand basin with mixer tap and storage set beneath and to the side, dual flush low level wc, tiled walls, tiled flooring, radiator, space for tumble dryer, access into eaves storage, shaver point, wall mounted mirror, double glazed pattern glass window to front aspect.

## **REAR GARDEN**

Lovely landscaped rear garden backing onto open fields, gated access onto the fields themselves. The garden has a sympathetic gradient and is mainly laid to lawn with patio areas consisting of paved stone patios in addition to decked patios, ample outside space for seating and would suit a family or the garden enthusiast with a variety of mature plants and shrubs, planting areas. To the rear of the garden is a wooden shed with gated access onto the field, greenhouse, gates access to front, outside water tap. Enjoying a sunny and private aspect.

## **FRONT GARDEN**

Driveway providing off road parking, section of lawned front garden, hedged boundaries, outside lighting, storage space set beneath the house accessible from the garden, secure storage area.

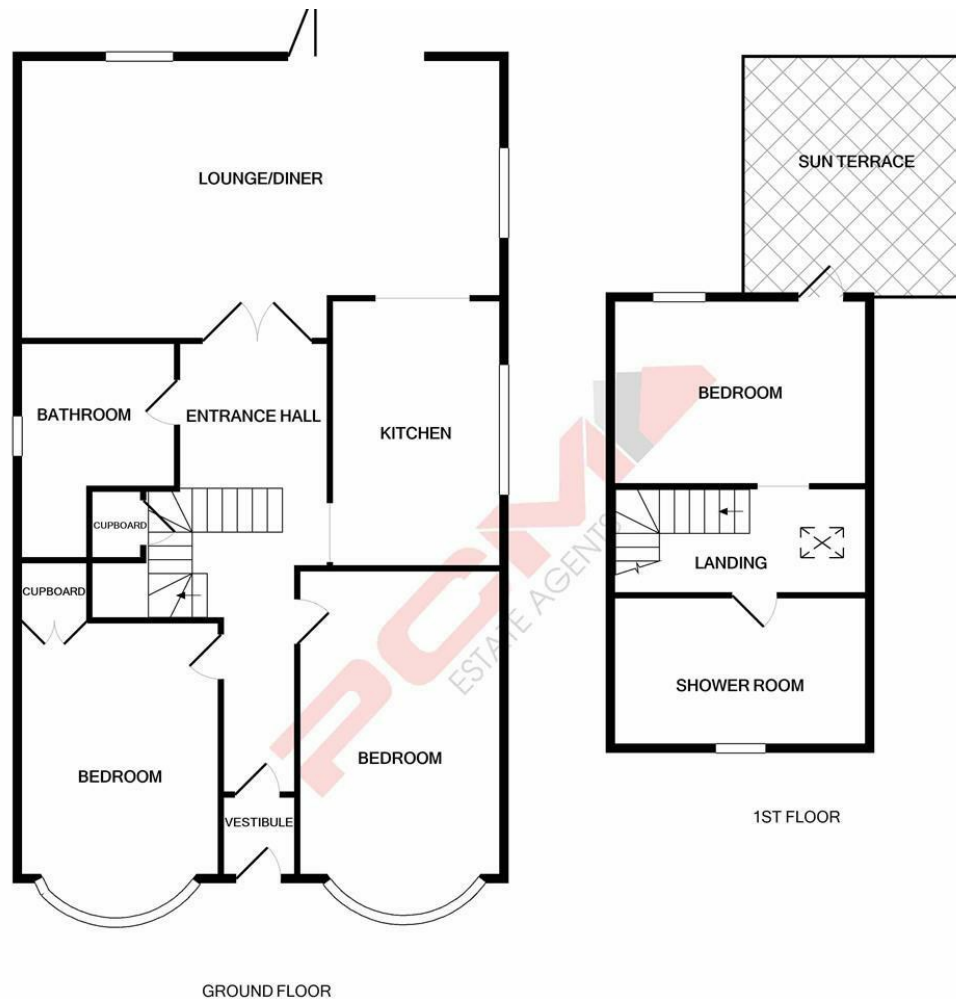
## **AGENTS NOTE**

Please note that the images are from when the property was sold to the current vendor and the property is currently furnished in a different way.

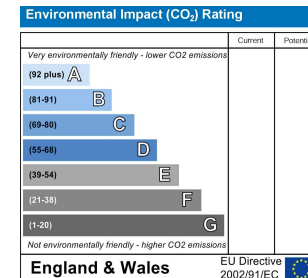
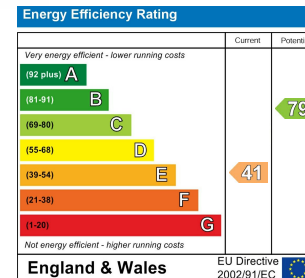








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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