



PCMA
ESTATE AGENTS

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Price £945,000

PCM Estate Agents are delighted to bring to the market this INDIVIDUAL SIX BEDROOM, THREE RECEPTION ROOM, THREE BATHROOM, DETACHED FAMILY HOME privately positioned on a SECLUDED PLOT close to St Helens Woods, tucked away behind PRIVATE GATES.

Offering well-proportioned and versatile accommodation occupying TWO FLOORS, the property offers up to SIX BEDROOMS, THREE RECEPTION ROOMS and THREE BATHROOMS. There is a fitted kitchen, UTILITY and CONSERVATORY and includes accommodation to the ground floor which could be used as an annexe.

The GARDENS are a particular feature of the property and WRAP AROUND THE PROPERTY giving a good deal of seclusion, with DRIVEWAYS to the front and rear. The property offers PARKING FOR MULTIPLE VEHICLES as well as a DETACHED GARAGE.

The property is situated on the cusp of St Helens Woods and gives access to local schools and transport links. If this property is of interest to you, please call the vendors sole agents to arrange your viewing and look forward to your future in one of the best parts of our town.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Radiator and stairs rising to upper floor accommodation.

CLOAKROOM

Comprising low level wc, wash basin, radiator, window to the front.

DINING ROOM

13'4 x 12'9 (4.06m x 3.89m)

Radiator, exposed brickwork, sliding double glazed doors to rear aspect.

LIVING ROOM

20'6 x 14'7 plus bay (6.25m x 4.45m plus bay)

Two radiators, feature fireplace with open hearth and bressumer beam over, triple aspect room with windows to front and rear and bay window to side aspect all overlooking the gardens.

KITCHEN

20'9 x 11'5 (6.32m x 3.48m)

Comprising Butler style sink unit with cupboard beneath, range of matching units, space and plumbing for range style oven, tiled flooring, radiator, twin ceiling lights, windows to side and rear.

STUDY

10'11 x 10' (3.33m x 3.05m)

Radiator, double doors opening to:

CONSERVASTORY

19'6 x 15'6 max (5.94m x 4.72m max)

UPVC double glazing, tiled flooring, door to kitchen, double doors opening to the garden.

UTILITY ROOM

Space and plumbing for washing machine, further appliance space, sink unit, built in cupboards.

GUEST BEDROOM

17'5 x 10'7 (5.31m x 3.23m)

Radiator, fireplace with decorative fire surround, built in double wardrobe with storage over, double glazed window to front aspect, door to:

EN SUITE BATHROOM

Comprising a panelled bath with mixer taps and shower fitment, low level wc, wash basin, radiator, double glazed window.

FIRST FLOOR LANDING

Built in double cupboard, radiator, access to loft space, access to:

FAMILY ROOM

27'4 max x 14'3 (8.33m max x 4.34m)

Fireplace with mantle over, radiator, windows to front aspect.

BEDROOM

14'7 x 10'10 (4.45m x 3.30m)

Two built in double wardrobes, radiator, double aspect room with windows to front and side.

BEDROOM

11'5 x 9'3 (3.48m x 2.82m)

Radiator, built in double wardrobe, windows to front and rear.

BEDROOM

11'5 x 8'10 (3.48m x 2.69m)

Built in double wardrobe, radiator, window to rear aspect.

BEDROOM

11'3 x 10'2 (3.43m x 3.10m)

Built in double wardrobe, radiator, window to rear aspect.

BATHROOM

Comprising panelled bath, twin wash basins, low level wc, part tiled walls, laundry cupboard, radiator, electric shaver point, window.

SEPARATE SHOWER ROOM

Shower cubicle, radiator.

OUTSIDE - FRONT

The property is approached via a gravel driveway providing ample parking and is secluded by the road by a variety of mature trees and bushes. There is a good sized area of lawn, currently with play area, surrounded by mature shrub and rockery borders, seating area.

REAR GARDEN

Substantial area of paved patio and central area of decking which we understand covers a former swimming pool, this area of decking extends and is enclosed by balustrade. There is gated access leading to a further driveway at the rear accessed via Hillside Road, which provides further parking for a number of vehicles and includes:

DETACHED DOUBLE GARAGE

With up and over door.

OUTBUILDING

13' x 6' (3.96m x 1.83m)

Divided into a former changing/ shower room for the pool and a boiler room for the main heating system for the house itself and sun deck over. Accessed via steps at the rear and enclosed by wrought iron balustrade.

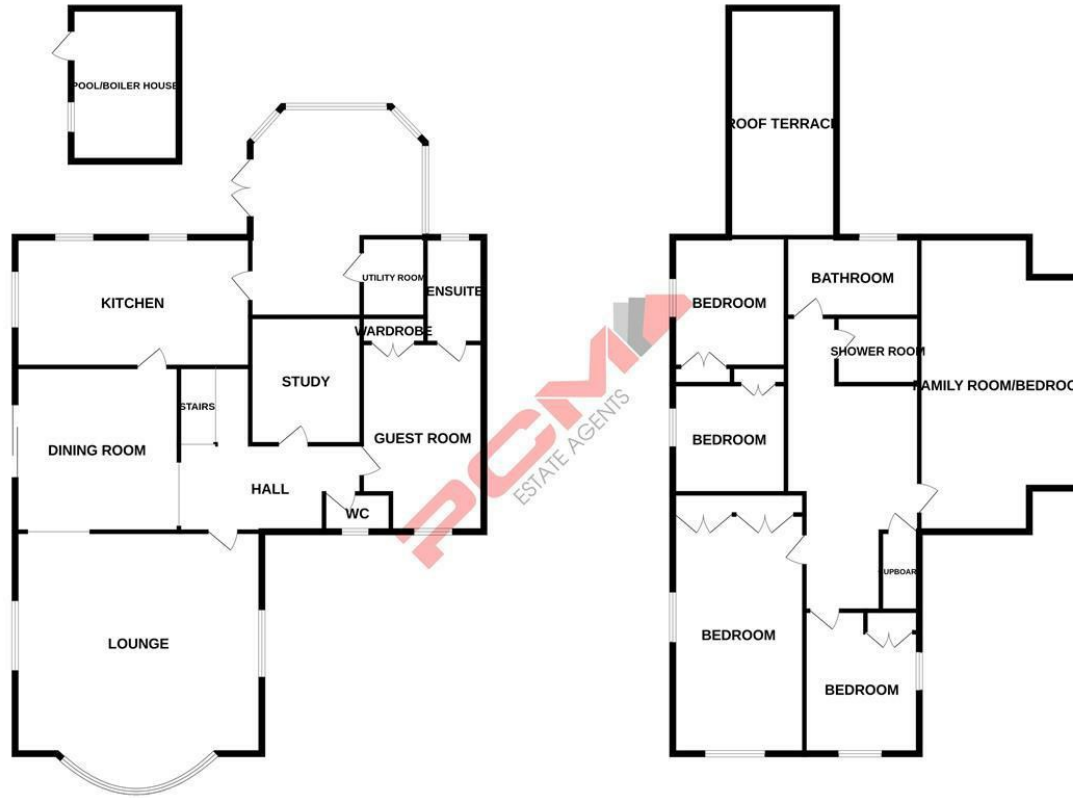






GROUND FLOOR

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		
(81-91) B			
(69-80) C			
(55-68) D			
(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.