



ESTATE AGENTS

# Tudor Close Cottage, Main Road, Hastings, TN35 4SL

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

Price £675,000



An incredibly EXCITING OPPORTUNITY has arisen to acquire this BEAUTIFULLY PRESENTED FIVE BEDROOM, THREE RECEPTION ROOM, DETACHED former coach house located in the HIGHLY SOUGHT-AFTER SEMI-RURAL VILLAGE of Westfield. Enjoying a WEALTH OF CHARACTER FEATURES throughout and offering well-presented and deceptively spacious accommodation over two floors.

Accommodation comprises an entrance hallway, LOUNGE with FEATURE LOG BURNER opening onto a SEPARATE DINING ROOM, fitted KITCHEN-BREAKFAST ROOM, UTILITY ROOM, downstairs wc, separate STUDY, first floor landing, MASTER BEDROOM enjoying its own EN SUITE in addition to the main family bathroom and FOUR FURTHER BEDROOMS. A particular feature of this property is its BEAUTIFULLY PRESENTED PRIVATE REAR GARDEN with HEATED SWIMMING POOL, multiple patio areas ideal for seating and entertaining. The property also has the benefit of a GARAGE to the rear.

Located in the highly sought-after SEMI-RURAL VILLAGE of Westfield on the outskirts of Hastings, close to excellent local schooling, doctors surgery, local butchers shop and within easy reach of the A21 with access to London.

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

### **PRIVATE FRONT DOOR**

Leading to:

### **SPACIOUS ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, double glazed window to front aspect, wall mounted thermostat control,

### **LOUNGE**

14'5 max x 12'5 (4.39m max x 3.78m)

Feature log burner, double glazed window to front aspect, radiator, double doors to:

### **DINING ROOM**

13'9 x 11'4 (4.19m x 3.45m)

Double glazed windows and French doors to rear aspect enjoying a pleasant outlook over the garden.

### **KITCHEN-BREAKFAST ROOM**

13'10 x 13'6 (4.22m x 4.11m)

Fitted and comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, space for American style fridge freezer, space and plumbing for dishwasher, space for additional appliance, breakfast bar, ample space for dining table and chairs, double glazed windows to front and rear aspects, French doors to front aspect. Door to:

### **UTILITY ROOM**

Comprising further storage units with worksurfaces, stainless steel inset sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, door to rear aspect leading onto the garden, sliding door to:

### **WC**

Dual flush wc, wash hand basin with tiled splashback, extractor fan, radiator.

### **STUDY**

13' x 9'8 (3.96m x 2.95m)

Radiator, double glazed windows to rear and side aspect enjoying a pleasant outlook over the garden.

### **FIRST FLOOR LANDING**

Loft hatch, radiator.

### **BEDROOM**

11'5 x 11'1 (3.48m x 3.38m)

Range of built in wardrobes, double glazed window to rear aspect overlooking the garden, radiator, door to:

### **EN SUITE**

9'6 x 5'11 (2.90m x 1.80m)

Panelled bath with mixer tap, shower attachment and shower screen, separate walk in shower, dual flush wc, wash hand basin, radiator with heated towel rail, shaver point, feature exposed brick wall, double glazed window to rear aspect, extractor fan.

### **BEDROOM**

9'7 max x 7'4 max (2.92m max x 2.24m max )

Double glazed window to side aspect, radiator.

**BEDROOM**

12'8 max x 11'5 max (3.86m max x 3.48m max)

Double glazed windows to front and side aspects, radiator.

**BEDROOM**

10' x 7'7 (3.05m x 2.31m)

Double glazed window to front aspect, radiator.

**BEDROOM**

13'2 x 7'10 (4.01m x 2.39m)

High ceilings, mezzanine level ideal for storage/ bed space, two double glazed windows to front aspect, radiator, storage cupboards.

**BATHROOM**

Modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with storage below, dual flush wc, shaver point, chrome ladder style radiator, double glazed window to rear aspect.

**GARAGE**

27'7 x 8'2 (8.41m x 2.49m)

Located at the rear of the property with up and over door, power and lighting, window to side aspect and door to rear aspect.

**REAR GARDEN**

A particular feature of the property being beautifully presented and private with heated swimming pool with cover. There are two patio areas ideal for seating and entertaining, the garden also features a large area of lawn, a range of mature shrubs, plants and trees and storage sheds.







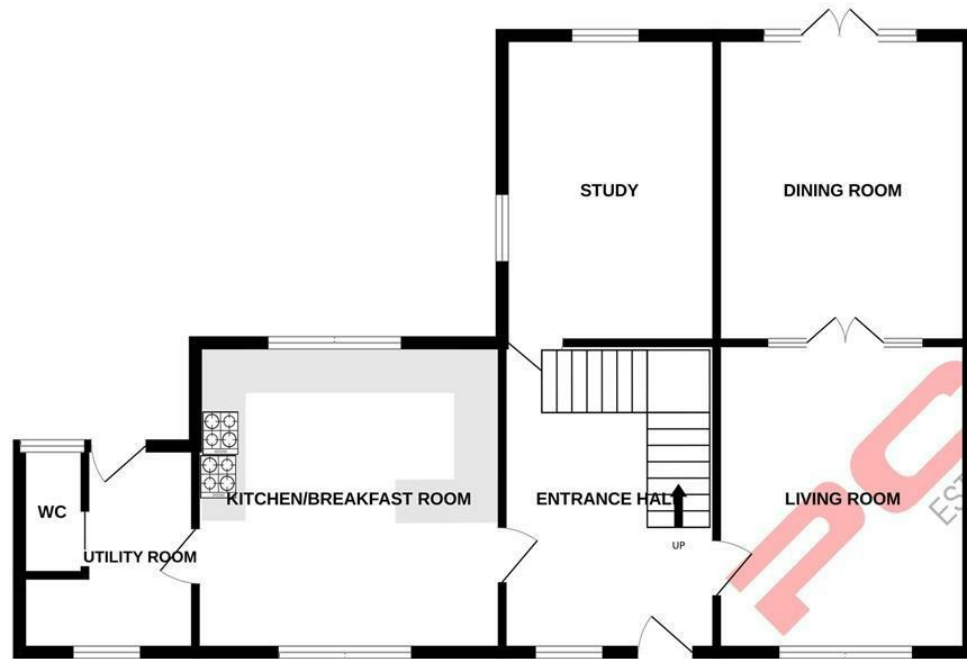




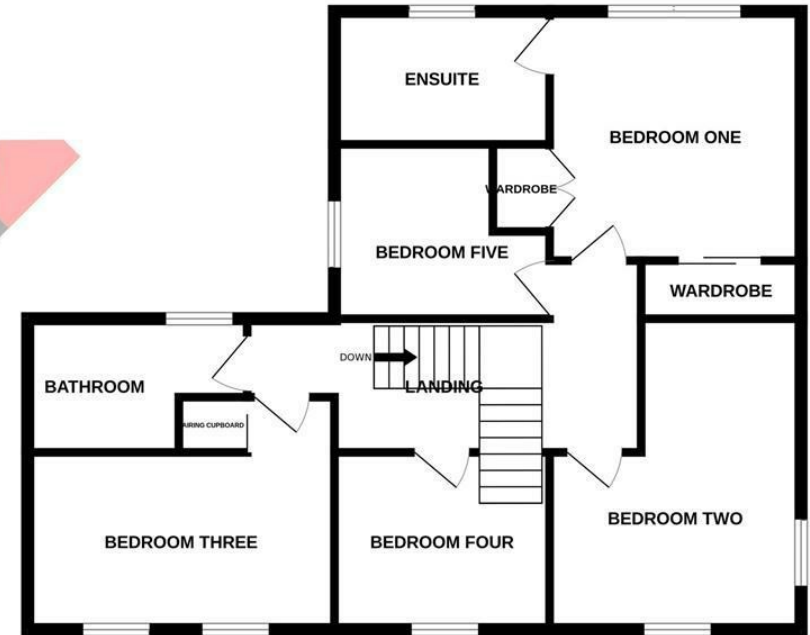




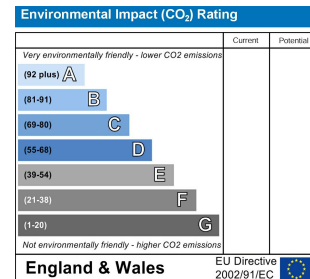
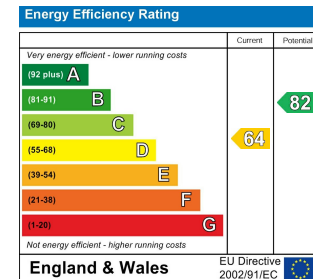
GROUND FLOOR



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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