



ESTATE AGENTS

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Price £800,000

An exciting opportunity has arisen to secure this EXECUTIVE DETACHED FOUR/FIVE BEDROOM FAMILY HOME tucked away in on this SOUGHT AFTER intimate development built by RIVEROAKES HOMES offering versatile accommodation with OUTSTANDING FAR REACH VIEWS INCLUDING VIEWS OF THE SEA

The property offers deceptively spacious accommodation throughout comprising a GRAND ENTRANCE HALLWAY, 19ft LOUNGE leading onto the garden, 21ft KITCHEN-DINER, utility room, separate DINING ROOM and CONSERVATORY plus downstairs SHOWER ROOM and STUDY/OPTIONAL BEDROOM. To the first floor are FOUR DOUBLE BEDROOMS, two of which enjoying their own EN-SUITE'S, with the master being a generous size and also benefitting from its own dressing area, in addition there is a main family bathroom. Externally the property boasts a DETACHED DOUBLE GARAGE and ample off road parking, whilst to the rear is a beautifully presented PRIVATE AND SECLUDED GARDEN backing onto woodland offering an idyllic setting with far reaching views.

The property is offered to the market CHAIN FREE and enjoys PLEASANT VIEWS to the rear aspect. Situated in an extremely desirable and quiet cul-de-sac, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Grand with stairs rising to the first floor accommodation, under stairs storage cupboard, wall mounted security alarm panel, separate cloakroom, telephone point, radiator, double glazed window to front aspect. Double doors to:

LOUNGE

19'3 x 13'7 (5.87m x 4.14m)

Double glazed sliding doors to rear aspect enjoying a pleasant view over the garden and neighbouring woodland, feature gas fireplace, two radiators, television point, double glazed window to side aspect.

DINING ROOM

11'11 x 9'10 (3.63m x 3.00m)

Accessed via double doors from the entrance hallway, double glazed window to rear aspect, radiator.

KITCHEN-DINER

21'9 x 12'1 (6.63m x 3.68m)

Spacious and open plan, comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, integrated fridge freezer, inset sink with mixer tap, island providing additional storage, ample space for dining table and chairs, double glazed sliding doors leading to the conservatory, two radiators, double glazed window to side aspect.

UTILITY ROOM

9'10 x 6'10 (3.00m x 2.08m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, space and plumbing for washing machine, space for additional under counter appliance, wall mounted gas fired boiler, part tiled walls, double glazed window to front aspect, door to side aspect leading out to the garden.

CONSERVATORY

11'4 x 11' (3.45m x 3.35m)

Double glazed windows to rear and both side aspects enjoying a pleasant outlook over the garden and over neighbouring woodland, double doors leading to the garden.

STUDY

9'9 x 7'8 (2.97m x 2.34m)

Double glazed window to front aspect, radiator.

SHOWER ROOM

5'11 x 4'10 (1.80m x 1.47m)

Walk in shower with shower screen, wc, wash hand basin, part tiled walls, double glazed obscured window to front aspect, extractor fan, radiator.

FIRST FLOOR LANDING

Spacious with double glazed window to front aspect, radiator, airing cupboard.

MASTER SUITE

13'1 x 10'5 (3.99m x 3.18m)

Built in wardrobes, double glazed window to front aspect with pleasant views, radiator, open plan to:

DRESSING AREA

9'11 x 9'11 (3.02m x 3.02m)

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

EN SUITE

Panelled bath with mixer tap, separate walk in shower with shower screen, wc, wash hand basin, part tiled walls, double glazed obscured window to side aspect.

BEDROOM

14'2 x 10'2 (4.32m x 3.10m)

Double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM

12'1 x 8'9 (3.68m x 2.67m)

Double glazed window to front aspect, radiator.

BEDROOM

12'2 x 9'7 (3.71m x 2.92m)

Double glazed window to rear aspect enjoying pleasant views, radiator, built in wardrobe.

EN SUITE

Walk in shower with shower screen, wc, wash hand basin, part tiled walls, radiator, double glazed obscured window to side aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk in shower, wc, wash hand basin, part tiled walls, radiator, double glazed obscured window to side aspect.

DETACHED DOUBLE GARAGE

Up and over doors, door to side aspect.

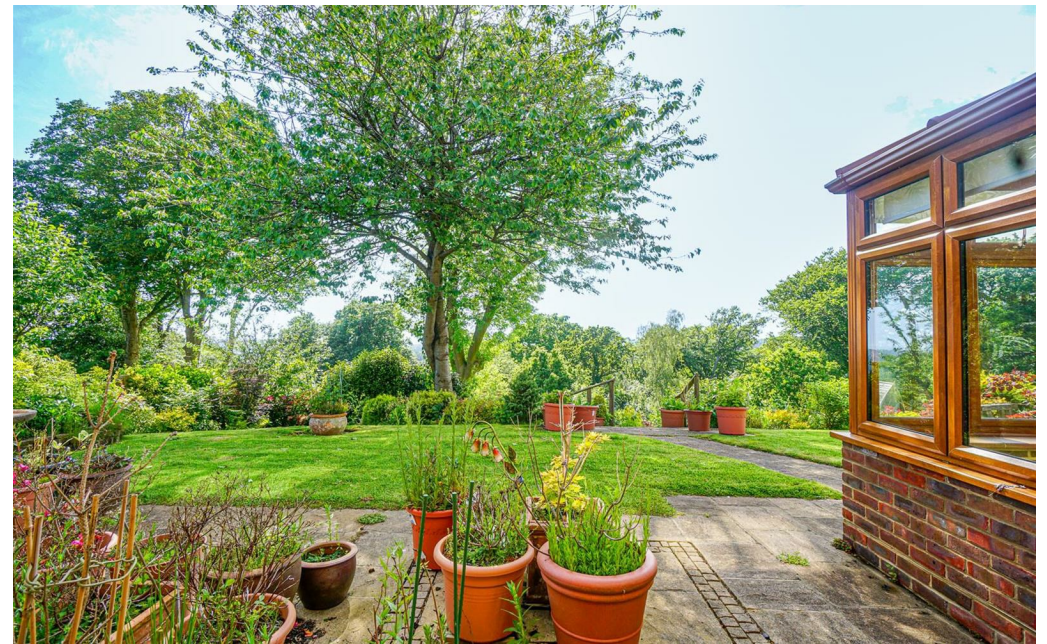
REAR GARDEN

Beautifully presented and private, featuring a patio area ideal for seating and entertaining whilst leading onto an area of lawn. The garden also features a range of mature plants, shrubs and trees. Towards the bottom of the garden is an additional seating area enjoying a pleasant outlook over woodland.

OUTSIDE - FRONT

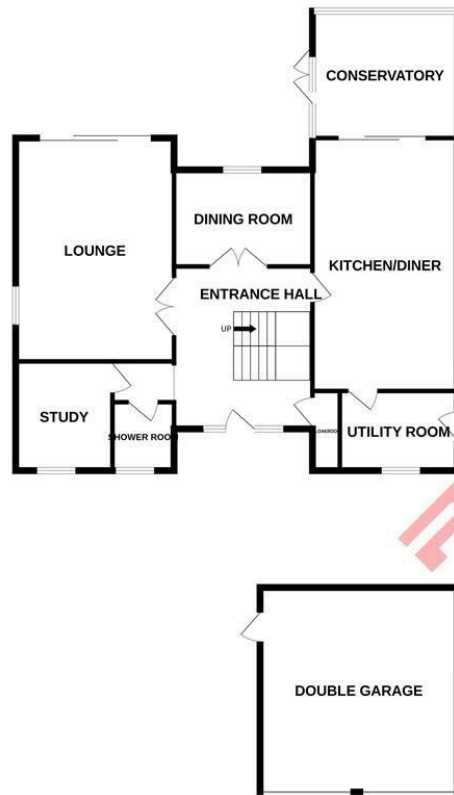
Driveway providing off road parking for multiple vehicles leading to the detached double garage, area of lawn, range of mature shrubs and plants, front patio.



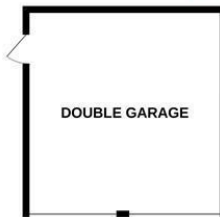
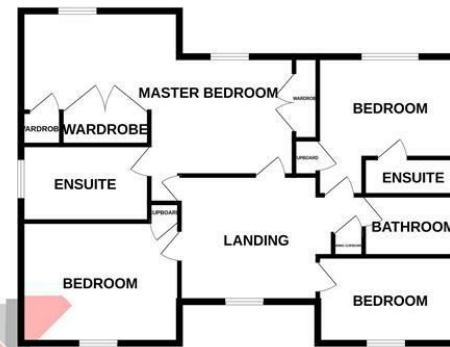




GROUND FLOOR



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		70	78
(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			
(82 plus) A			
(61-81) B			
(40-60) C			
(15-40) D			
(9-15) E			
(1-8) 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.