



ESTATE AGENTS

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Price £650,000

A RARE OPPORTUNITY has arisen to acquire this EXCEPTIONALLY WELL-PRESENTED and EXTENDED FOUR BEDROOMED DETACHED 1930'S HOUSE with LARGE REAR GARDEN. Located on this highly sought-after and RARELY AVAILABLE ROAD adjacent to the picturesque Alexandra Park.

The property boasts STUNNING ACCOMMODATION throughout. As you enter the property you are greeted with a generous porch leading into the main hallway, a 30ft DUAL ASPECT LIVING ROOM with MEDIA WALL and FEATURE FIREPLACE, this room flows seamlessly into a BESPOKE FITTED KITCHEN-BREAKFAST ROOM in addition to a 23ft UTILITY ROOM/ HOME OFFICE and DOWNSTAIRS WC. To the first floor there are FOUR DOUBLE BEDROOMS, with the master enjoying its own LUXURY EN SUITE in addition to the main bathroom.

Externally the property occupies a GENEROUS PLOT with LARGE PRIVATE AND SECLUDED REAR GARDEN enjoying a SOUTHERLY ASPECT. The garden is predominantly level and considered family friendly, it also features a patio area ideal for seating and entertaining. To the front of the property is a LARGE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles.

This BEAUTIFULLY PRESENTED HOME is situated on a sought-after and convenient road within very close proximity to Alexandra Park, whilst also being within easy reach of Hastings town centre with its mainline railway station and also being within easy reach of the A21.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Spacious with double glazed windows to front and side aspects, tiled flooring, door to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation, under stairs storage area, separate storage cupboard, wood herringbone flooring, wall

mounted thermostat control, radiator, double glazed window to front aspect, door to:

LIVING ROOM-DINER

30'3 x 24'5 (9.22m x 7.44m)

Beautifully presented dual aspect room consisting of a large lounge area with feature media wall and fireplace, offering ample space for seating and entertaining whilst seamlessly flowing into a dining area with wooden herringbone flooring, double doors leading out to the garden, open plan to:

KITCHEN-BREAKFAST ROOM

23'11 x 11'4 narrowing to 10' (7.29m x 3.45m narrowing to 3.05m)

Beautifully presented bespoke room comprising a range of eye and base level units with quartz worksurfaces over and breakfast bar, five ring gas hob with extractor above, double integrated Neff ovens, integrated fridge, integrated dishwasher, one & ½ bowl inset sink with mixer tap, additional seating area, space for breakfast table and chairs, feature fire surround, wooden herringbone flooring throughout, double glazed French doors to rear aspect leading out to the garden, double glazed windows to front aspect, double doors leading out to the garden, door to:

UTILITY ROOM

23'6 x 6'8 (7.16m x 2.03m)

Comprising a range of eye and base level units with worksurfaces, stainless steel inset sink with mixer tap, space and plumbing for washing machine, under cabinet space for additional appliances, double glazed window and door to rear aspect leading out to the garden. The rest of the room offers ample storage space and could be considered ideal for home office/ gym.

DOWNSTAIRS WC

Dual flush wc, wash hand basin, shaver point, double glazed obscured window to front aspect.

FIRST FLOOR LANDING

Double glazed windows to front and side aspects, loft hatch, radiator, storage room/ airing cupboard.

MASTER SUITE

14'5 x 10'11 (4.39m x 3.33m)

Range of built in wardrobes, double glazed window to rear aspect enjoying a pleasant outlook over the garden, radiator, into:

LUXURY EN SUITE WET ROOM

Marble effect tiled walls and flooring, shower, wash hand basin, dual flush wc, extractor fan, double glazed obscured window to side aspect.

BEDROOM

13' x 12'1 (3.96m x 3.68m)

Double glazed windows to rear aspect overlooking the garden, double glazed window to front aspect, radiator.

BEDROOM

9'10 x 8'5 (3.00m x 2.57m)

Built in storage cupboard, double glazed window to rear aspect overlooking the garden, radiator.

BEDROOM

12' x 10'1 (3.66m x 3.07m)

Built in storage cupboards, double glazed window to front aspect, radiator.

BATHROOM

9'1 x 6'7 (2.77m x 2.01m)

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, part tiled walls, double glazed obscured window to front aspect.

REAR GARDEN

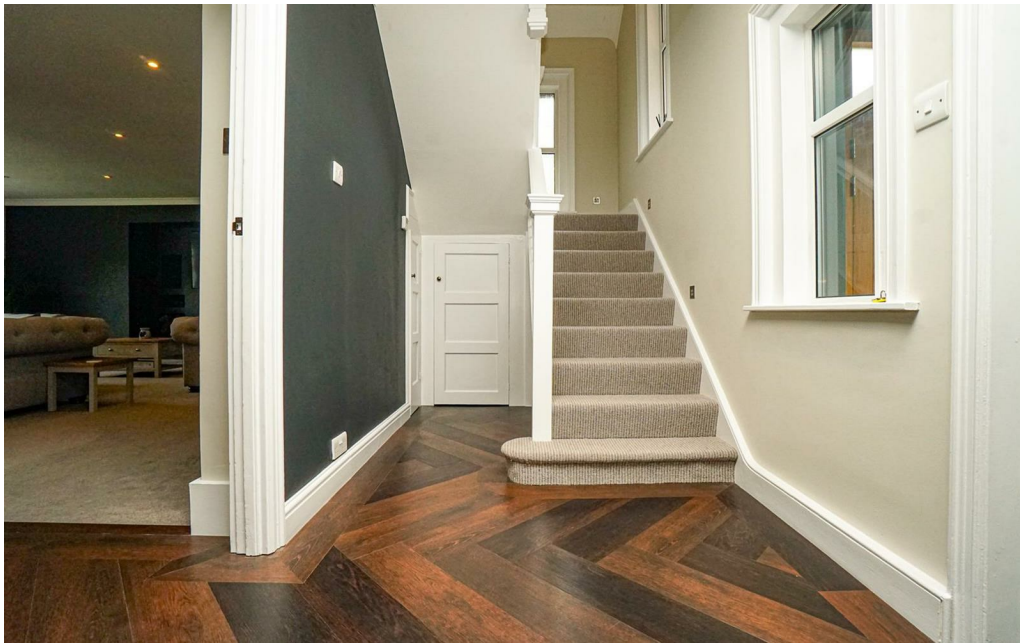
A particular feature of the property, being large and family friendly, enjoying a southerly aspect and being predominantly level. Accessed from the main living accommodation to a large patio area ideal for seating and entertaining which leads onto the main garden which is predominantly laid to lawn and features a range of mature shrubs, plants and trees in addition to two storage sheds/workshops. The garden also features exterior lighting, power point, water tap and side access to the front of the property.

OUTSIDE - FRONT

Large driveway providing off road parking for multiple vehicles.

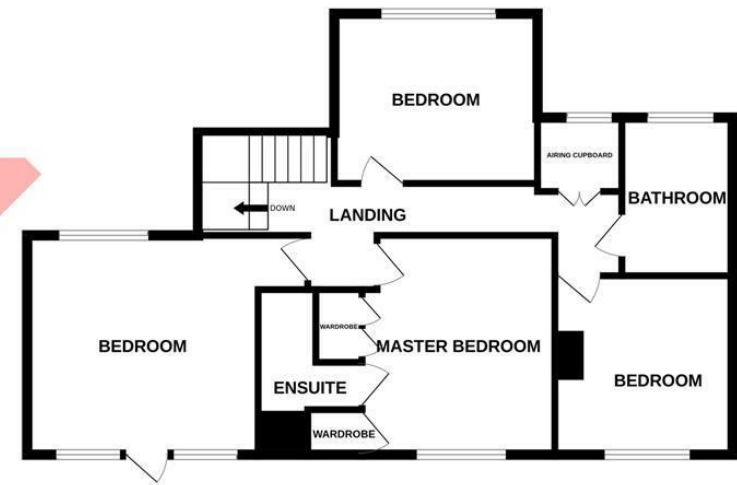
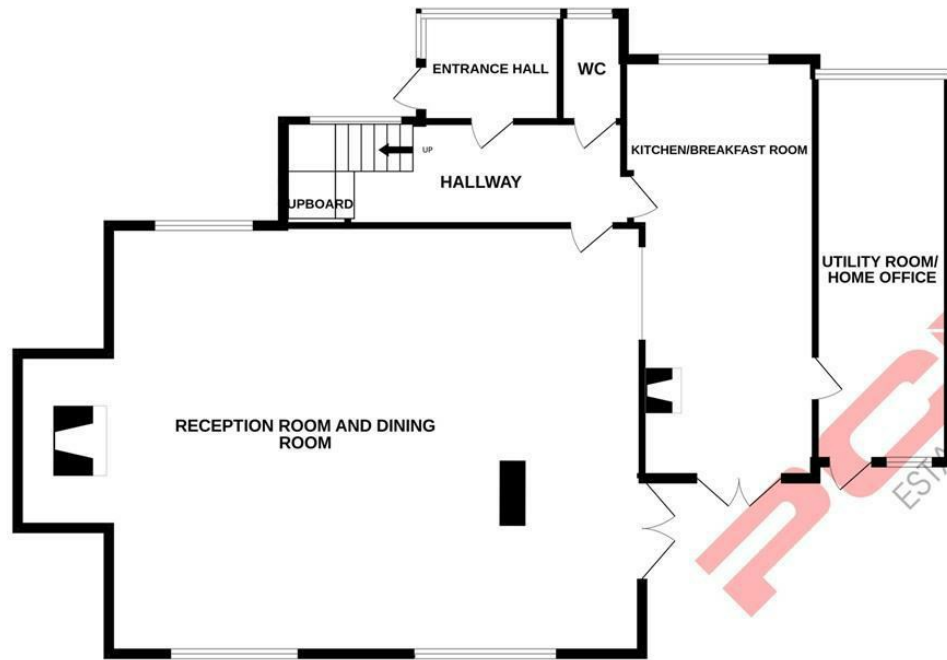




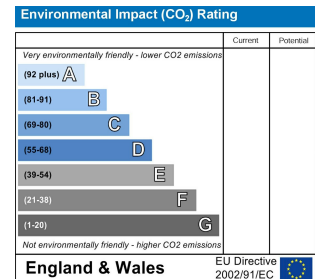
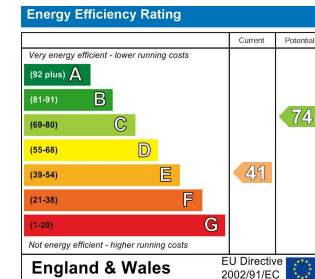


GROUND FLOOR

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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