



15, Sovereign Close, Hastings, TN34 2UB

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Offers In Excess Of £650,000

PCM Estate Agents are delighted to present to the market an **EXCITING AND RARE OPPORTUNITY** to acquire this **INDIVIDUAL DETACHED FOUR DOUBLE BEDROOMED FAMILY HOME** set in a quiet cul-de-sac location, occupying an elevated position set back from the road, with the most **INCREDIBLE SEA VIEWS**.

Positioned within easy reach of St Helens Woods, this family home occupies a **LARGE PLOT** with **EXPANSIVE GARDENS, SWIMMING POOL, GYM, SAUNA** and **HOT TUB ROOM**.

This **IMPRESSIVE FAMILY HOME** offers modern comforts to include gas fired central heating, double glazing and exceptionally well-proportioned accommodation arranged over three floors comprising a spacious entrance hall, ground floor **SHOWER ROOM**, large living room, **OPEN PLAN KITCHEN-DINING ROOM** and **TWO GROUND FLOOR DOUBLE BEDROOMS**. To the lower floor is an **OFFICE, GYM ROOM** with **HOT TUB** and **SAUNA**, whilst also having access to the **L SHAPED GARAGE/ WORKSHOP**. To the first floor there is a family bathroom and **TWO LARGE DOUBLE BEDROOMS** with access to eaves storage and the right hand side bedroom having access to a larger section of roof space which subject to planning and building consents could be created into an additional bedroom or en-suite.

A particular feature of this **IMPRESSIVE FAMILY HOME** is the **BEAUTIFULLY LANDSCAPED LARGE REAR GARDEN** laid to lawn with an **EXPANSIVE PATIO** and sunken **SWIMMING POOL** measuring approx. 30'x 14' with a depth up to 8'.

The property has an attractive façade with **ESTABLISHED FRONT GARDENS** and **OFF ROAD PARKING**. Another feature are the **OUTSTANDING PANORAMIC VIEWS** extending over Hastings, St Leonards, out to sea and to Beachy Head, so you can enjoy the lovely evening sunsets.

This **DETACHED FAMILY HOME** must be viewed to fully appreciate the convenient position on offer.

DOUBLE GLAZED FRONT DOOR

Leading to:

LARGE PORCH

Stone/ paved flooring, UPVC construction with lovely views extending over the front gardens and grounds, with views beyond to the sea and Beachy Head, wooden door to:

ENTRANCE HALL

Stairs to upper and lower floor accommodation, coving to ceiling, large cloaks cupboard housing consumer unit for the electrics, telephone point, ample storage space, double radiator, door to:

DOWNSTAIRS SHOWER ROOM

Walk in shower enclosure with fitted shower, low level wc, vanity enclosed wash hand basin with storage set beneath, ladder style heated towel rail, tiled walls, tiled flooring, double glazed pattern glass window to rear aspect.

LIVING ROOM

20'1 x 15'2 (6.12m x 4.62m)

Two double radiators, fireplace, coving to ceiling, wall lighting, television point, partially open plan to kitchen-dining room large double glazed window to front aspect with lovely extended views over Hastings, out to sea and to Beachy Head.

KITCHEN-DINER

21'2 x 11'8 (6.45m x 3.56m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with extractor over and waist level oven and grill, inset resin one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for dishwasher, integrated tall fridge freezer, ample space for dining table, double radiator, part tiled walls, tiled flooring, coving to ceiling, ample storage space, double glazed windows and French doors to rear aspect having pleasant views extending over the garden and providing access to the garden.

BEDROOM

12'6 x 10'3 (3.81m x 3.13m)

Coving to ceiling, built in wardrobe, radiator, double glazed window to front aspect with lovely views extending over Hastings to the sea and to Beachy Head.

BEDROOM

12'6 x 10'9 (3.81m x 3.28m)

Built in wardrobe, coving to ceiling, radiator, double glazed window to rear aspect with lovely views extending over the garden.

GALLERIED LANDING

Loft hatch providing access to loft space, radiator, double glazed window to front aspect with fantastic views to Beachy Head.

BEDROOM

17' x 14'8 (5.18m x 4.47m)

Coving to ceiling, double radiator, two built in double wardrobes, double glazed window to rear aspect with lovely views extending over the back of the property to the gardens and grounds. There is also access behind one of the wardrobes into a large room which is currently utilised as eaves storage, however could be made into an addition room, subject to planning and building consents.

BEDROOM

14'2 x 13'9 (4.32m x 4.19m)

Double radiator, fitted wardrobes, coving to ceiling, double glazed window to rear aspect with lovely views extending over the gardens and grounds to the rear.

FAMILY BATHROOM

Panelled bath with chrome mixer tap and shower attachment, concealed cistern dual flush low level wc, heated towel rail, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, tiled walls, double glazed pattern glass window to rear aspect.

LOWER FLOOR HALLWAY

Leading to:

OFFICE

13'4 x 7'8 (4.06m x 2.34m)

Power and light, wood panelled walls, access to under stairs storage cupboard, door to garage area and archway to:

GYM/ SAUNA ROOM

25' x 10'8 (7.62m x 3.25m)

Space for gym equipment, walk in shower, sauna, hot tub, wall mounted ventilation system unit and heating.

GARAGE

27' narrowing to 15'2 x 32'5 narrowing to 11'4 (8.23m narrowing to 4.62m x 9.88m narrowing to 3.45m)

L shaped room, space and plumbing for washing machine and tumble dryer, space for further appliances, offering ample space with power and light, housing the boiler.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road with steps up to the front door, established gardens with a range of mature plants, shrubs and conifers. There is a driveway providing off road parking for multiple vehicles, gated side access to front, outside lighting, space down both side elevations and a patio area offering a perfect position to take in those lovely views and evening sunsets.

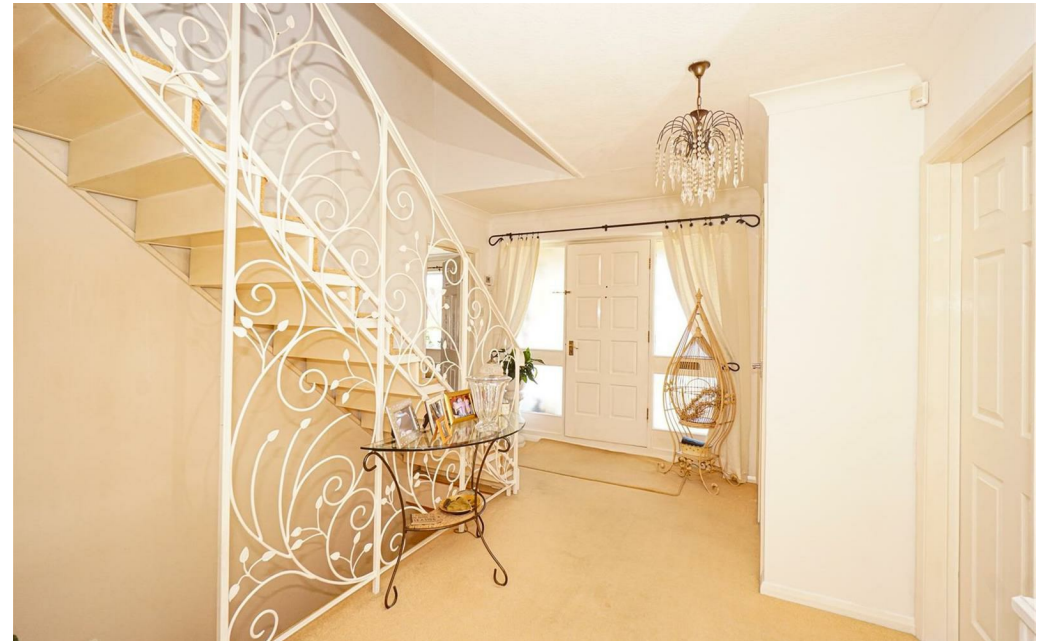
REAR GARDEN

Beautifully landscaped with a stone/ paved patio offering ample outside space to entertain, sunken 30'x 14' swimming pool with a depth up to 8' and having steps to enter and a cover. Ample outside space for entertaining and seating areas, incredibly private and bigger than the average garden for its location. There is a terraced patio which opens up onto a section of lawn with fenced boundaries, wooden shed and lovely views can be enjoyed from various sections of the garden between neighbouring properties and out to sea, gated side access to both side elevations, outside water tap.

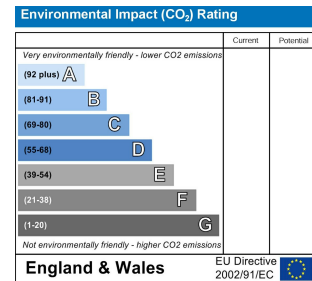
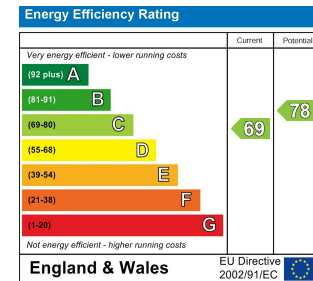
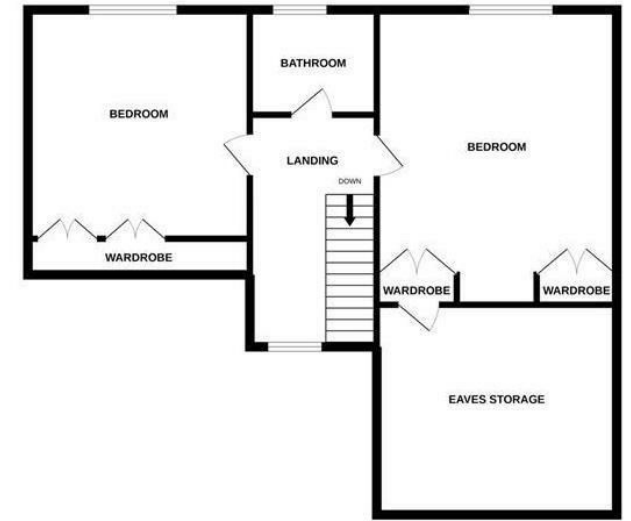
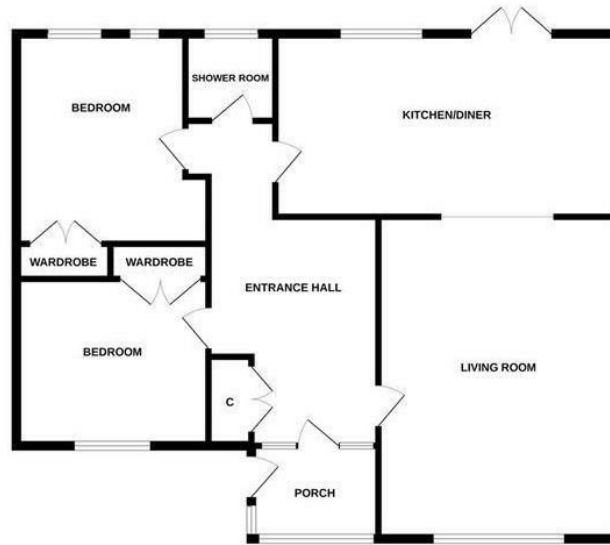
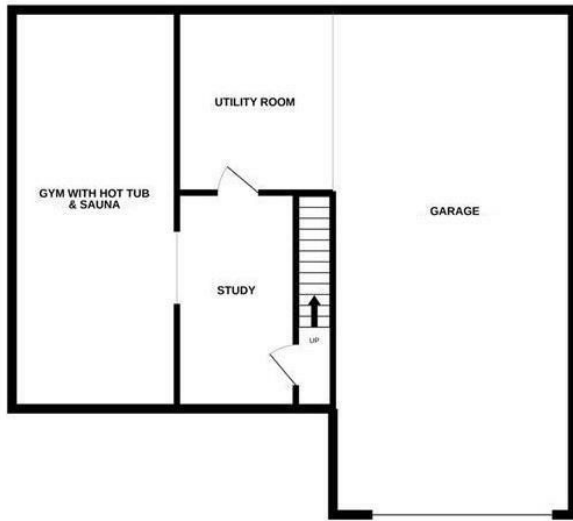
POOL ROOM

Housing the controls and filter etc for the pool.









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.