



ESTATE AGENTS

# St Helens View, Parsonage Lane, Hastings, TN35 4SH

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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Price £1,200,000

PCM are delighted to introduce to the market a RARE & EXCITING opportunity to acquire this CHARMING DETACHED THREE BEDROOMED RESIDENCE, nestled in a TRANQUIL POSITION along a sought-after country lane on the outskirts of the picturesque village of Westfield. Set back from the lane and secured by gates, this home offers unparalleled PRIVACY and SECLUSION, all within approximately two and a half acres (unverified) of ENCHANTING GARDENS AND GROUNDS.

As you approach, a roomy entrance porch warmly greets you, providing the perfect space for hanging coats and removing shoes. Step inside to a spacious entrance hall that seamlessly flows into the heart of the home. The 23ft x 18ft TRIPLE ASPECT LIVING ROOM is bathed in natural light, creating a bright and welcoming atmosphere. The 20ft x 13ft DINING ROOM, open-plan to a well-equipped kitchen, is ideal for family gatherings and entertaining guests. An inviting conservatory offers a serene spot to relax and enjoy views of the lush surroundings.

The MASTER BEDROOM boasts a LUXURIOUS EN-SUITE, providing a private sanctuary for rest and relaxation. TWO ADDITIONAL WELL-APPOINTED BEDROOMS and a MODERN SHOWER ROOM complete the living accommodation, ensuring ample space for family and visitors alike.

Outside, the property truly shines with its EXPANSIVE GROUNDS and numerous outbuildings. A DOUBLE CAR BARN, potting shed, 16ft x 14ft WORKSHOP, and a 30ft x 11ft TRACTOR BARN SHED provides versatile spaces for storage, hobbies, or even potential business use. The beautifully maintained formal gardens and a LARGE PADDOCK offer endless possibilities for outdoor activities, gardening, or simply enjoying the tranquil countryside setting.

Modern comforts are thoughtfully integrated, with double-glazed windows and oil-fired central heating ensuring a cosy home. The property is also connected to mains drainage, providing added convenience.

Situated in a coveted location, this home is within easy reach of popular schooling establishments and nearby amenities, including the renowned Carr Taylor Vineyard. Enjoy picturesque countryside walks and explore the charming nearby villages of Sedlescombe and Battle.

Additionally, the substantial land offers potential for future development, subject to the necessary planning and building consents, making this an investment

opportunity as well as a dream home.

Embrace the chance to own this idyllic country retreat and create a lifetime of cherished memories in this beautiful and inviting property.

#### **DOUBLE GLAZED DOOR**

Opening onto:

#### **BRICK BUILT PORCH**

9' x 4'9 (2.74m x 1.45m)

Double glazed windows to front and side elevations, tiled flooring, radiator, ample space for storing coats and shoes, further solid wood framed windows and door opening to:

#### **SPACIOUS ENTRANCE HALL**

12'3 x 10'8 narrowing to 8' (3.73m x 3.25m narrowing to 2.44m)

Continuation of the tiled flooring, radiator, coving to ceiling.

#### **LIVING ROOM**

23'5 x 18'3 (7.14m x 5.56m)

Partially vaulted with inset down lights, exposed wooden floorboards, double glazed windows to both side elevations and double glazed sliding patio doors providing access into the garden and pleasant views over the garden, large fireplace with open fire, television & telephone points, three radiators, partially glazed wooden French doors to kitchen-diner and further partially glazed wooden double opening doors onto bedroom three/ home office. Lovely views can be enjoyed over the gardens and grounds.

#### **KITCHEN**

17'4 narrowing to 12'8 x 12' (5.28m narrowing to 3.86m x 3.66m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric four ring hob with extractor over and waist level double oven and grill, ceramic double bowl drainer-sink unit with mixer tap., space and plumbing for washing machine, integrated under counter fridge and separate freezer, down lights, coving to ceiling, exposed wooden floorboards, down lights, radiator, large utility cupboard with space and plumbing for washing machine and further appliances whilst offering additional storage space, double glazed window to front aspect with lovely views onto the gardens and grounds, open plan to:

**DINING ROOM**

20'1 into bay x 13'3 (6.12m into bay x 4.04m)

Exposed wooden floorboards, two radiators, double glazed French doors to front aspect with lovely views over the front gardens and grounds, partially glazed double opening French doors opening to living room.

**CONSERVATORY**

14'6 x 12'4 (4.42m x 3.76m)

Part brick construction with UPVC double glazed windows to front, rear and side elevations, double glazed door to front and double glazed French doors to rear, glass apex roof, tiled flooring, wall mounted electric radiator, lovely views can be enjoyed over the side, front and rear aspects of the surrounding gardens and grounds.

**BEDROOM ONE**

17'6 x 13'7 (5.33m x 4.14m)

Double aspect with double glazed window to side, double glazed box bay window to rear both enjoying pleasant views over the surrounding gardens and grounds, two radiators, coving to ceiling, ceiling fan with light, door to:

**LUXURY EN SUITE**

10'6 x 8'7 (3.20m x 2.62m)

Large airing cupboard housing pressurised water tank, radiator, part tiled walls, tile effect vinyl flooring, large walk in shower, vanity enclosed wash hand basin with storage set beneath, heated towel rail, coving to ceiling, down lights, wall mounted mirror, double glazed window to side aspect with views over the gardens and grounds.

**BEDROOM TWO**

15'1 max x 12'5 max (4.60m max x 3.78m max )

Wood laminate flooring, coving to ceiling, dado rail, radiator, double glazed sliding patio doors to rear aspect with views and access onto decking, internal door to side aspect opening to:

**BEDROOM THREE/ HOME OFFICE**

14'4 x 12'1 (4.37m x 3.68m)

Wood laminate flooring, double radiator, coving to ceiling, dado rail, down lights, double opening wooden partially glazed doors to living room and a double glazed box bay window to rear aspect with lovely views over the gardens and grounds.

**SHOWER ROOM**

8'9 x 5'5 (2.67m x 1.65m)

Large walk in shower, vanity enclosed wash hand basin, dual flush low level wc, ladder style heated towel rail, part tiled walls, tile effect vinyl flooring, coving to ceiling, recessed shelving, double glazed frosted glass window to front aspect.

**DOUBLE CAR BARN**

19'6 x 16' (5.94m x 4.88m)

Space for two vehicles, windows to rear and side elevations, power and light.

**POTTING SHED**

12'4 x 6'8 (3.76m x 2.03m)

Workbench, plenty of space for potting plants, window and door to rear aspect, sliding double glazed door to front aspect.

**WORKSHOP**

16'4 x 14'6 (4.98m x 4.42m)

Power and light, wooden double opening doors to front and side elevations, power and light.

**TRACTOR BARN/ SHED**

30' x 11'1 (9.14m x 3.38m)

Power and light, up and over door to side aspect for ease of access opening into the field.

**CANOPIED AREA**

30' x 8' (9.14m x 2.44m)

Area for seating and looking out over the grounds.

**AGENTS NOTE**

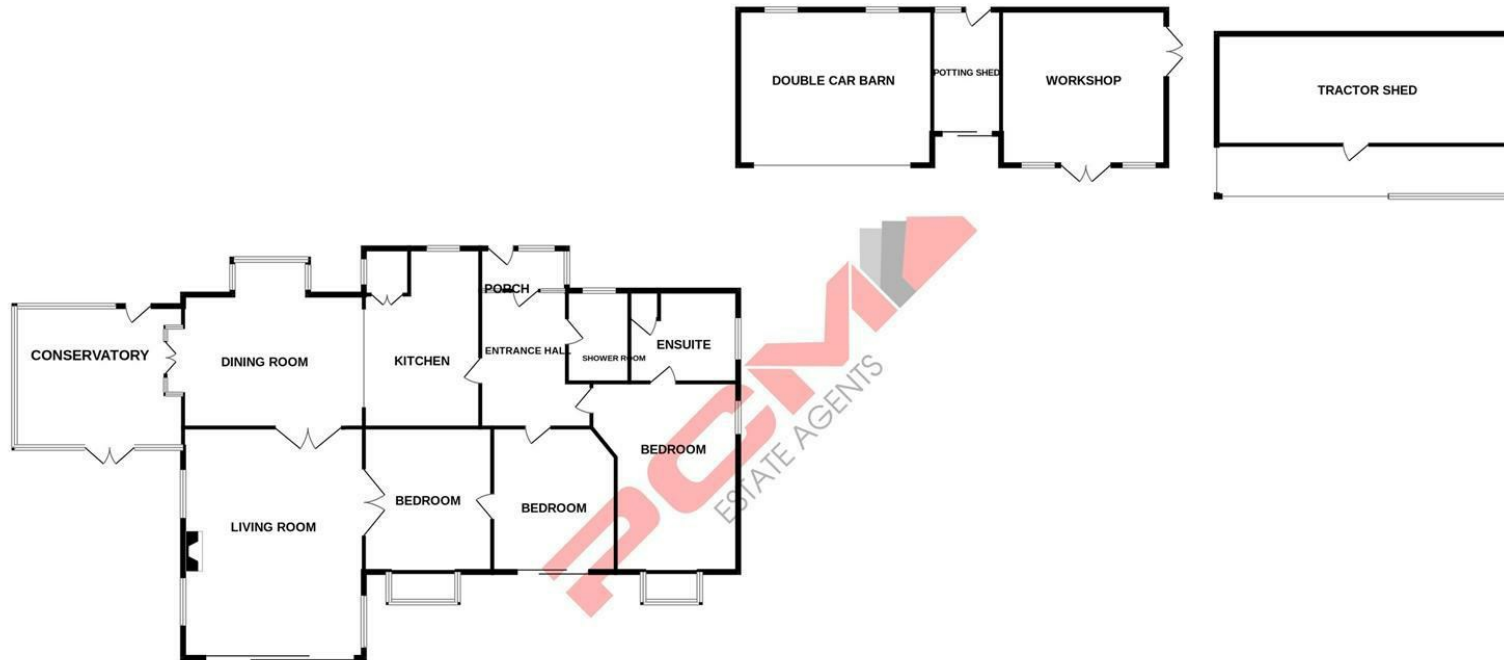
We are advised that the property has mains drainage, oil fired heating and hot water. The hot water tank is approx. 1100 litres. The gardens and grounds equate to approximately 2.48 acres (unverified)







# GROUND 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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		41	68
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.