



ESTATE AGENTS

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Offers In Excess Of £800,000

PCM Estate Agents are delighted to present to the market a SUPERBLY PRESENTED, UNIQUE and RARE OPPORTUNITY to acquire this OLDER STYLE, EXTENDED, FIVE BEDROOMED DETACHED FAMILY HOME located on this incredibly sought-after quiet road on the outskirts of Hastings and Fairlight, with views to Hastings Country Park and the most SPECTACULAR PANORAMIC COUNTRYSIDE and SEA VIEWS. The property offers modern comforts including gas fired central heating, OFF ROAD PARKING for multiple vehicles and a LARGE GARAGE.

Inside, you are greeted by a spacious entrance hall that provides access to a DOWNSTAIRS WC, there is an inner hall from which you can access the LARGE BAY FRONTED LIVING ROOM, kitchen, separate DINING-FAMILY ROOM and a UTILITY ROOM with access to the GARAGE. To the first floor there are THREE WELL-PROPORTIONED BEDROOMS and a family bathroom, whilst there are TWO FURTHER BEDROOMS and an EN SUITE to the second floor. COUNTRYSIDE AND SEA VIEWS can be enjoyed from most rooms, and on a clear day the upper accommodation has views ACROSS THE CHANEL TO FRANCE. The property has well-appointed and adaptable accommodation, with the majority of the windows being wooden framed in a Iroko Wood with double glazed inserts, and the second floor having UPVC double glazed windows.

The property is approached via a quiet country lane to a driveway providing OFF ROAD PARKING, The REAR GARDEN offers plenty of outside space for families to enjoy and it is even possible to see the sea and views of Dungeness from the garden.

The property is located 100 YARDS AWAY FROM HASTINGS COUNTRY PARK, with spectacular walks and vistas, and is considered ideal for families looking for a spacious home to enjoy.

Located close to amenities located both in Fairlight and Ore, this FAMILY HOME must be viewed to fully appreciate the convenient space and position on offer. Please call the owners agents now to book your viewing.

WOODEN DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

11'9 x 7'1 (3.58m x 2.16m)

Wood laminate flooring, radiator, built in storage space for hanging coats and

storing shoes and also housing the wall mounted consumer unit for the electrics, door to inner hall and further door to:

DOWNSTAIRS CLOAKROOM

Low level wc, vanity enclosed wash hand basin with storage space beneath and to the side, wood laminate flooring, radiator, wooden framed double glazed window to side aspect.

INNER HALL

Stairs rising to upper floor accommodation, doors opening to:

LOUNGE

24'5 into bay x 13'4 narrowing to 12'4 (7.44m into bay x 4.06m narrowing to 3.76m)

Coving to ceiling, two double radiators, dado rail, fireplace with log back burner, tiled surround and stone hearth, glazed display cupboard, television point, combination of wall and ceiling lighting, wooden framed double glazed bay window to front aspect with views onto the front garden, Oak & Ash wooden partially glazed double opening door to:

DINING ROOM/ FAMILY ROOM

29'1 x 9'3 (8.86m x 2.82m)

Dual aspect with wooden framed double glazed windows to both side and rear elevations, sliding patio doors to garden, far reaching sea views over the garden, combination of wall and ceiling lighting, television point, double radiator, door to utility room and door to:

KITCHEN-BREAKFAST ROOM

15'3 narrowing to 12'3 x 13'7 (4.65m narrowing to 3.73m x 4.14m)

Solid wood kitchen made with Maple, offering a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, four ring hob with extractor over, waist level oven and separate grill, space for American style fridge freezer, inset one & ½ bowl drainer-sink unit with mixer tap, integrated dishwasher, part tiled walls, radiator, coving to ceiling, down lights, return door to inner hallway, larder unit, wooden framed double glazed windows to side aspect allowing for far reaching views to the sea and Dungeness.

SEPARATE UTILITY

10'7 x 8'5 narrowing to 6' (3.23m x 2.57m narrowing to 1.83m)

Ample built in storage, matching range of eye and base level cupboards, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, part tiled walls, additional door to garage, wooden framed double glazed window to rear aspect having views onto the garden.

FIRST FLOOR LANDING

Split level with two double radiators, under stairs storage cupboard, airing cupboard offering lots of space, slatted shelves, wooden framed double glazed window to rear aspect with the most spectacular panoramic views over the garden to Fairlight, the sea and even views of Dungeness.

BEDROOM

13'2 into bay x 12'1 (4.01m into bay x 3.68m)

Range of built in and fitted furniture incorporating drawers, cupboards, wardrobes and a dressing table, double radiator, wooden framed double glazed window to front aspect with lovely views over the Fire Hills, out to sea and on a clear day partial views to France.

BEDROOM

13'1 into bay x 15'9 (3.99m into bay x 4.80m)

Coving to ceiling, fitted wardrobes, double radiator, wooden framed double glazed windows to front aspect with views extending over the Fire Hills, with sea views beyond and a clear day views of France.

BEDROOM

10'7 x 10' (3.23m x 3.05m)

Coving to ceiling, radiator, wooden framed double glazed window to rear aspect with the most spectacular panoramic views over the garden, to Fairlight, the sea and Dungeness beyond.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over bath, glass shower screen, concealed cistern low level wc, vanity enclosed wash hand basin, part tiled walls, shaver point, radiator, wall mounted Dimplex heater, dual aspect room with wooden framed double glazed windows to both side and rear elevations, with the rear window offering lovely views over the garden, far reaching views over Fairlight, to the sea and Dungeness.

SECOND FLOOR LANDING

Access to eaves storage, Velux window to front aspect allowing for lovely views over the Fire Hills and far reaching views to the sea beyond.

MASTER BEDROOM

15'3 x 15'4 max (4.65m x 4.67m max)

Range of bedroom furniture incorporating wardrobes and drawers built in to the eaves, double radiator, dual aspect room with UPVC double glazed windows to both side and rear elevations having the most spectacular views over Fairlight, Hastings Country Park/ Fire Hills and Dungeness, door leading to:

EN SUITE

Low level wc, wall mounted wash hand basin, walk in shower unit with electric shower.

BEDROOM

15'5 x 10' (4.70m x 3.05m)

Double radiator, dual aspect room with UPVC double glazed windows to side and rear elevations, having fantastic panoramic views over the garden, to Fairlight, over Hastings Country Park, views to the sea and Dungeness.

OUTSIDE - FRONT

The property is set back from the road with a large driveway, hedged boundaries and side access to the garden.

GARAGE

21'1 x 14'8 narrowing to 8'9 (6.43m x 4.47m narrowing to 2.67m)

Power and light, personal door to utility room, wooden partially glazed up and over door.

REAR GARDEN

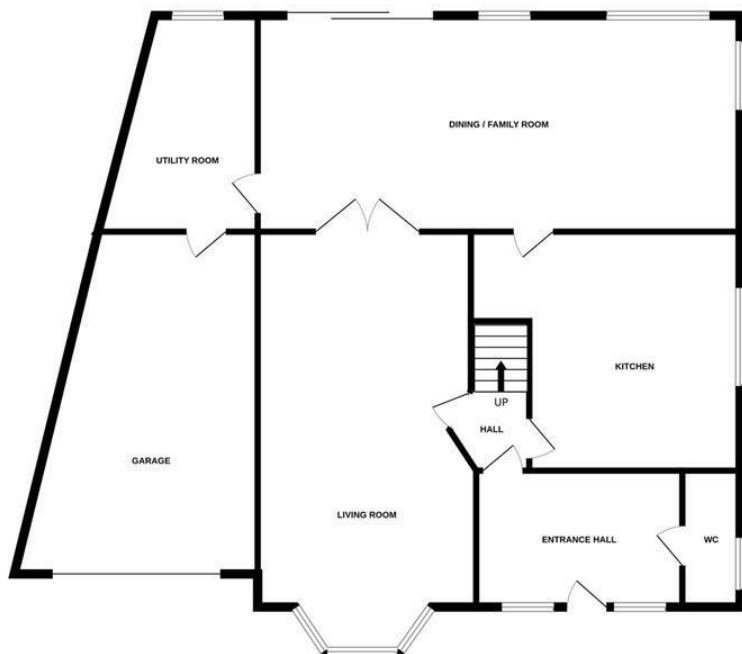
Landscaped and family friendly, enjoying the most spectacular panoramic views over the sea and towards Dungeness and France on a clear day. There is a stone patio abutting the property, offering ample outside space for patio furniture to entertain and eat al-fresco. From here, there are two access points down to a good sized level section of lawn and a gradual concrete ramp descends to the lower section of garden which is mainly laid to lawn and offers a perfect place for children to play. There is also a section laid with concrete offering the perfect space for a shed, gated side access to the front and a wood store/ storage area at the side of the property. The garden is south - south east facing and enjoys plenty of sunshine.



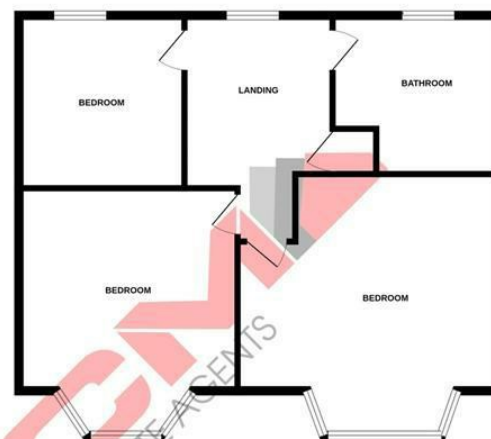




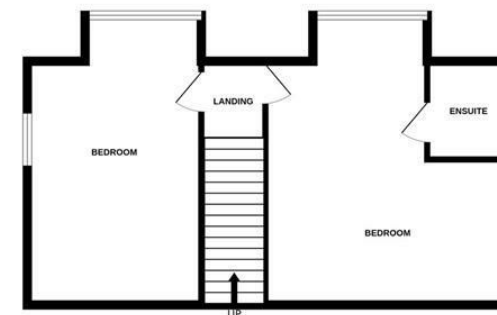
GROUND FLOOR



1ST FLOOR



2ND 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		92
(81-91) B		
(69-80) C		69
(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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.