

ESTATE AGENTS

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Price £700,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXCEPTIONALLY WELL PRESENTED EXTENDED FIVE BEDROOM DETACHED FAMILY HOME, positioned on this sought after road on the outskirts of Hastings.

Offering exceptionally well proportioned and presented family accommodation with BLOCK PAVED DRIVEWAY providing off road parking for multiple vehicles, GARAGE, LARGE REAR GARDEN and lovely countryside views. Inside the adaptable accommodation is arranged over two floors comprising spacious entrance hall, downstairs wc, LOUNGE, OPEN PLAN KITCHEN/DINING ROOM with access into the garden, SEPARATE UTILITY ROOM, ORANGERY, ground floor fifth bedroom with en suite bedroom. Upstairs the split level landing provides access to the MASTER BEDROOM SUITE WITH WALK IN WARDROBE AND EN SUITE BATHROOM, three further well proportioned bedrooms and a main family bathroom.

The property offers modern comforts including gas fired central heating and double glazing and has undergone EXTENSIVE REFURBISHMENT AND REMODELLING by the existing owners. The rear garden is a delightful feature with a large block paved terrace with ample space to sit out, eat alfresco and entertain friends and family. Pleasant views can be enjoyed from the terrace and the garden opens up onto two sections of level lawned areas, ideal for children to play.

This property must be viewed to fully appreciate the overall space and position on offer. Call the owners agents now to book your viewing.

COMPOSITE FRONT DOOR

Opening to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, wood laminate flooring, radiator.

WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled walls, wood laminate flooring, radiator, double glazed frosted glass window to rear aspect.

LIVING ROOM

15'3 x 12'9 (4.65m x 3.89m)

Combination of ceiling lighting and downlights, solid oak fireplace with stone hearth and inset wood burning stove, radiator, television point, additional wall mounted vertical radiator, double glazed window to front aspect, door opening to:

ORANGERY

12'4 x 8'4 (3.76m x 2.54m)

Wood laminate flooring, recessed shelving, downlights, sky lantern, double glazed window to side aspect, double glazed bi-folding doors opening to rear allowing for an outstanding view over the garden and out over countryside and fields beyond. The bi-folding doors allow for a perfect contrast between the outdoor and indoor spaces.

FIFTH BEDROOM

11'4 x 11'2 excluding door recess (3.45m x 3.40m excluding door recess)

Wood laminate flooring, radiator, downlights, double glazed window to rear aspect with lovely views over the garden and far reaching countryside views. Door to:

EN SUITE SHOWER ROOM

Large walk-in shower enclosure with electric shower, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, double glazed frosted glass window to side aspect, downlights, extractor fan.

KITCHEN

14'4 x 8'8 (4.37m x 2.64m)

Fitted with a range of matching eye and base level cupboards and drawers in white high gloss and complimentary work surfaces over, space for range style cooker, fitted cooker hood over, space for American style fridge/freezer, wall mounted cupboard concealed boiler, inset 1 1/2 bowl sink drainer resin sink with mixer spray tap, integrated dishwasher, wood laminate flooring, downlights, double glazed french doors providing access to garden and lovely views beyond, double glazed door and window to side aspect leading to Utility Room. Open plan to:

DINING ROOM

12'5 x 12' (3.78m x 3.66m)

Continuation of wood laminate flooring, feature fireplace, radiator, dual aspect room with double glazed window to front and side.

UTILITY ROOM

13'7 x 6'5 (4.14m x 1.96m)

UPVC construction with glass roof, double glazed windows to side and rear elevations, double glazed door to garden, wood laminate flooring, space and plumbing for washing machine and tumble dryer set beneath a functional kitchen worktop, additional storage space.

SPLIT LEVEL LANDING

Loft hatch, storage cupboards, radiator, double glazed window to rear aspect. Views from the back are over the garden and far reaching countryside views.

MASTER BEDROOM

14'5 x 11'11 (4.39m x 3.63m)

Radiator, combination of downlights, ceiling pendant lights and wall lighting either side of the bed, radiator, double glazed window to rear aspect again with lovely views over the garden and far reaching countryside views, door to en suite, door to:

WALK IN WARDROBE

5'9 x 3'9 (1.75m x 1.14m)

Shelving and hanging rails for clothes.

EN SUITE

Standalone Victorian style bath tub with mixer tap and shower attachment, separate walk-in shower enclosure with fitted rain style shower head, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, wood laminate flooring, shaver point, wall mounted vanity cupboard, downlights, built in cupboard, double glazed frosted glass window to front aspect, double glazed windows to side.

BEDROOM TWO

12'6 x 11'4 (3.81m x 3.45m)

Dual aspect room with double glazed windows to side and front aspect - both with lovely views, radiator.

BEDROOM THREE

12'5 x 9' (3.78m x 2.74m)

Radiator, double glazed window to front aspect.

BEDROOM FOUR

9'2 x 8'7 (2.79m x 2.62m)

Radiator, double glazed window to side aspect.

FAMILY BATHROOM

Panelled bath with mixer tap, shower over bath with chrome shower fitting, waterfall style shower head and further hand-held shower attachment, glass shower screen, vanity enclosed wash hand basin, chrome mixer tap, dual flush low level wc, ladder style heated towel rail, tiled walls, wood laminate flooring, wall mounted vanity unit, double glazed frosted glass window to side aspect.

FRONT GARDEN

Block paved driveway providing off road parking for multiple vehicles, section of lawn, hedge/fence boundaries.

REAR GARDEN

The rear garden is a delightful feature with a large block paved patio/terrace allowing for ample outside space to eat alfresco and entertain friends and family. Garden descend to two sections of lawn with fenced boundaries, gated side access to front. Lovely views can be enjoyed from the garden over neighbouring fields and countryside.

GARAGE

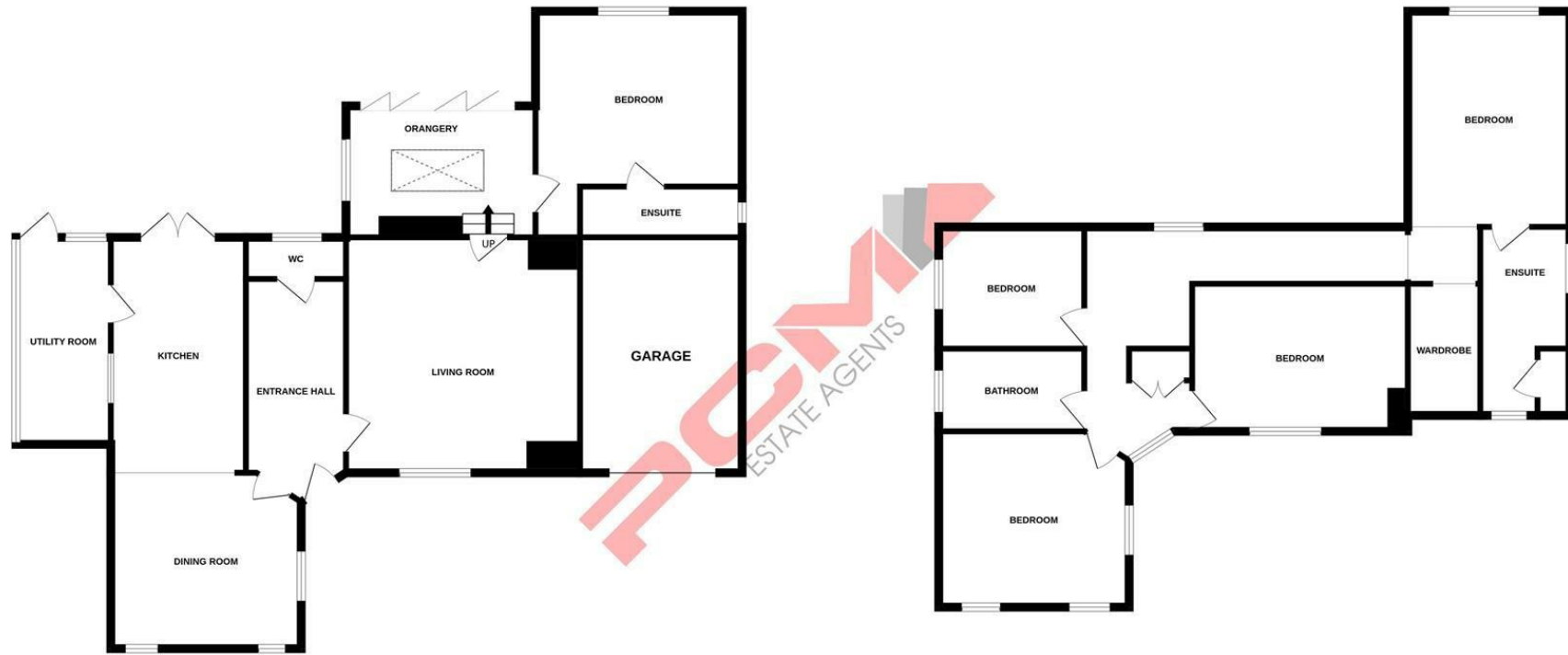
Up and over door, power and light connected.

Council Tax Band: E



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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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			77
(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.