



PCMA
ESTATE AGENTS

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Offers In Excess Of £475,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED THREE BEDROOMED CHALET STYLE PROPERTY positioned on this sought-after road within Hastings, with a block paved drive providing OFF ROAD PARKING for multiple vehicles and a LANDSCAPED REAR GARDEN.

Offering versatile and well-proportioned accommodation over two floors comprising an entrance hall, LOUNGE which is OPEN PLAN to an additional FAMILY ROOM, KITCHEN-BREAKFAST ROOM, separate DINING ROOM, utility and cloakroom. There are also TWO BEDROOMS to the ground floor, one of which having an EN SUITE WC and DRESSING ROOM, and a ground floor bathroom/ shower room. Upstairs there is a further EN SUITE BEDROOM with LOVELY VIEWS over the garden and double glazed sliding doors opening up onto the flat roof of the extension. This flat roof, subject to the necessary building consents, could be made into a roof terrace with sea views.

The GARDEN is a DELIGHTFUL FEATURE being landscaped with patio, pond and planted beds. Offering a SECLUDED OUTDOOR SPACE to entertain or eat al-fresco.

This home is conveniently positioned within easy reach of bus routes and nearby amenities, as well as the picturesque St Helens Woods.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED PATTERN GLASS FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, double radiator and single raditaor, telephone point, wall mounted thermostat control for gas fired central heating, storage cupboard, coving to ceiling.

LIVING ROOM

18'3 max x 12'8 (5.56m max x 3.86m)

Decorative beamed ceiling, double radiator, stone fireplace with wooden mantle, tiled hearth and open working fire, double opening doors leading to dining room, double glazed window to side aspect with lovely townscape views over Hastings, archway to:

FAMILY ROOM

17'9 x 10'4 (5.41m x 3.15m)

Double radiator, decorative beamed ceiling, door leading to kitchen-breakfast room, double glazed window to side aspect with a lovely townscape view and partial views of the sea, double glazed sliding patio doors providing access and a pleasant outlook onto the beautifully landscaped garden.

KITCHEN-BREAKFAST ROOM

14' x 13'6 (4.27m x 4.11m)

Ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with extractor over and waist level oven with separate grill, inset one & ½ bowl resin sink with mixer tap, space and plumbing for dishwasher, space for under counter fridge and separate freezer, tiled flooring, double glazed window to side aspect, double glazed window and door to rear aspect with views and access onto the beautifully landscaped rear garden, doorway leading to:

FORMAL DINING ROOM

13'7 x 10'8 (4.14m x 3.25m)

Two double radiators, built in cupboard housing the wall mounted boiler, return French doors to living room, double glazed window to side aspect, door leading to utility room and downstairs cloakroom.

UTILITY

6'7 x 5'1 (2.01m x 1.55m)

Fitted with lower base cupboard, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, additional storage space, archway leading to cloakroom, double glazed pattern glass window to side aspect.

CLOAKROOM

Low level wc, vanity enclosed wash hand basin, double glazed pattern glass window to side aspect.

BEDROOM

13'6 x 12'2 (4.11m x 3.71m)

Dual aspect room with radiator, double glazed windows to side and front elevations.

BEDROOM

9'8 x 9'4 (2.95m x 2.84m)

Coving to ceiling, radiator, double glazed pattern glass window to side aspect, doorway leading to a dressing room/ wc.

EN SUITE WC

Concealed cistern dual flush low level wc incorporating vanity enclosed wash hand basin with mixer tap and storage set beneath, space for hanging rails, part tiled walls, lighting.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk in shower with pull down seat and electric shower, vanity enclosed wash hand basin, concealed cistern dual flush low level wc, radiator, part tiled walls, extractor fan for ventilation, Dimplex wall heater.

FIRST FLOOR LANDING

Doors to:

BEDROOM

10'3 max x 12'4 max narrowing to 7'4 (3.12m max x 3.76m max narrowing to 2.24m)

Wall lighting, radiator, coving to ceiling, access to eaves storage, double glazed sliding door providing a pleasant outlook onto the garden, with townscape views and sea views beyond, door providing access to a flat roof on the extension which, subject to building/ planning regulations could be created onto a nice roof terrace with spectacular views.

EN SUITE

Corner bath with electric shower over, wash hand basin, low level wc, radiator, access to eaves storage, Velux window to front aspect.

REAR GARDEN

Beautifully landscaped and laid to lawn with patio, pond, well-established planted beds and enjoys a pleasant sunny aspect with plenty of afternoon/ evening sunshine, side access to the driveway.

DRIVEWAY

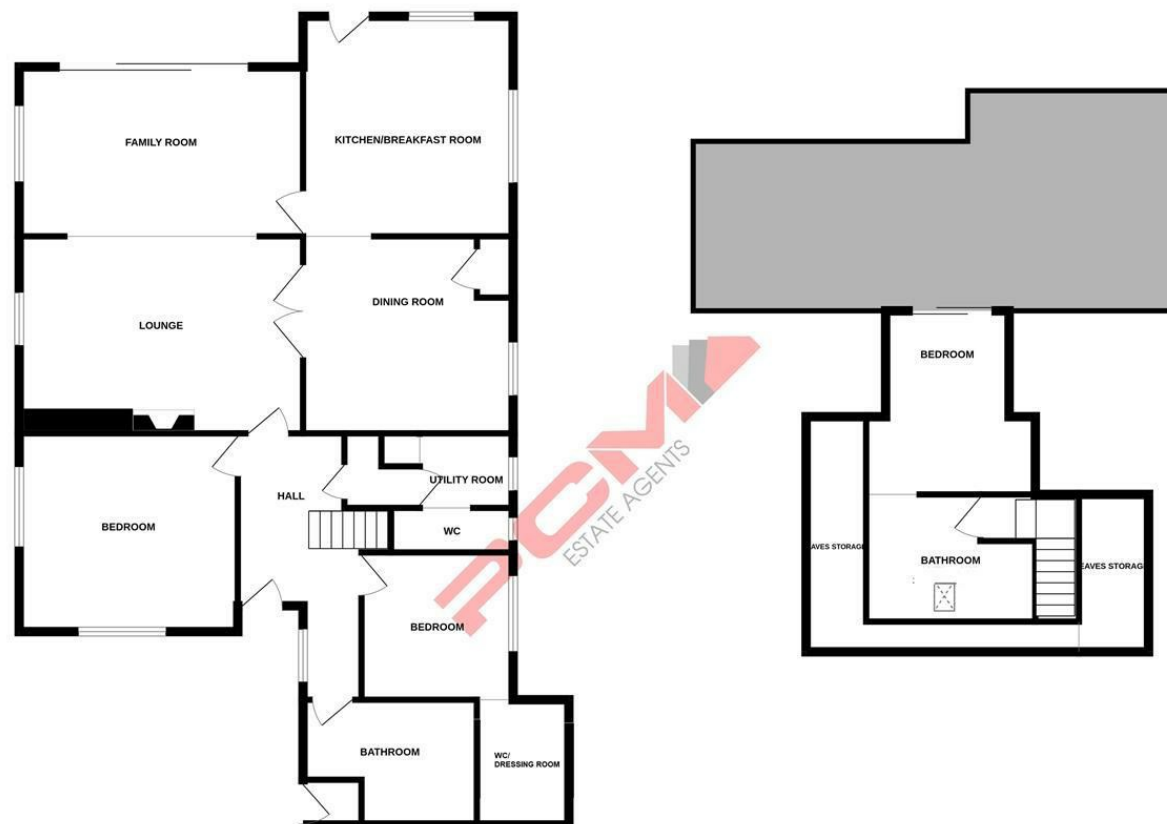
Block paved providing off road parking for multiple vehicles and a car port.

AGENTS NOTE

Some items of furniture can be included within the sale and can be discusses at the point of negotiating an offer.

Council Tax Band: D





TOTAL FLOOR AREA : 1649 sq.ft. (153.2 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(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	