



ESTATE AGENTS

61a, Winchelsea Lane, Hastings, TN35 4LG

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £450,000

Located on a highly sought-after and RARELY AVAILABLE ROAD on the outskirts of Hastings is this THREE DOUBLE BEDROOM, TWO BATHROOM, DETACHED HOUSE with OFF ROAD PARKING, GARAGE, a SECLUDED REAR GARDEN and a BALCONY to the master bedroom. Offered to the market CHAIN FREE.

The property occupies a fantastic SEMI-RURAL POSITION in a quiet lane with SPACIOUS ACCOMODATION comprising a generous entrance hallway, 23ft DUAL ASPECT LOUNGE, KITCHEN-DINER, rear porch leading out to the garden, first floor landing, THREE BEDROOMS - all of which are doubles - with the MASTER enjoying its own EN-SUITE in addition to the main family bathroom. Externally the property boasts WELL-PRESENTED GARDENS to the front and rear in addition to AMPLE OFF ROAD PARKING and the aforementioned GARAGE.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with double glazed window to side aspect, archway leading to:

MAIN HALLWAY

Offering ample under stairs storage space, stairs rising to the first floor accommodation, radiator.

LOUNGE

23'1 x 11'4 (7.04m x 3.45m)

Light and airy dual aspect room with double glazed window to front aspect, double glazed sliding patio door to rear aspect leading out to the garden, feature fire surround, two radiators.

KITCHEN-BREAKFAST ROOM

17'3 max x 11'11 narrowing to 7'6 (5.26m max x 3.63m narrowing to 2.29m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, integrated fridge and freezer, integrated dishwasher, inset one & ½ bowl sink with mixer tap, double glazed windows to side and rear aspects enjoying a pleasant outlook, radiator, double glazed French doors to rear aspect leading out to the garden, door to:

REAR PORCH

Double glazed windows to rear and side aspects, door leading out to the garden.

FIRST FLOOR LANDING

Loft hatch, port hole window to front aspect.

BEDROOM

15'8 x 10'11 (4.78m x 3.33m)

Range of fitted wardrobes, radiator, door to en-suite and double glazed sliding door to front aspect leading out to:

BALCONY

Spacious with metal balustrade, offering ample space for seating and enjoying fantastic views to the side aspect.

EN-SUITE

Walk in shower, wash hand basin set into vanity unit with storage below, wc, radiator.

BEDROOM

12'9 x 9'1 (3.89m x 2.77m)

Double glazed window to rear aspect enjoying pleasant views, built in wardrobe, radiator.

BEDROOM

11'5 x 10' (3.48m x 3.05m)

Double glazed window to front aspect, built in wardrobe, radiator.

BATHROOM

Panelled bath with shower attachment, wc, wash hand basin, radiator, part tiled walls, tiled flooring, double glazed obscured window to rear aspect.

REAR GARDEN

Private and secluded, comprising a large patio area ideal for seating and entertaining. The remainder of the garden is mainly laid to lawn with enclosed fenced boundaries and side access to the front of the property.

OUTSIDE - FRONT

The property enjoys an excellent position set back from the road with beautifully presented front gardens. The property enjoys an excellent position set back from the road with beautifully presented front gardens that are mainly laid to lawn with a range of mature shrubs and plants. There is also a driveway providing off road parking for multiple vehicles leading to:

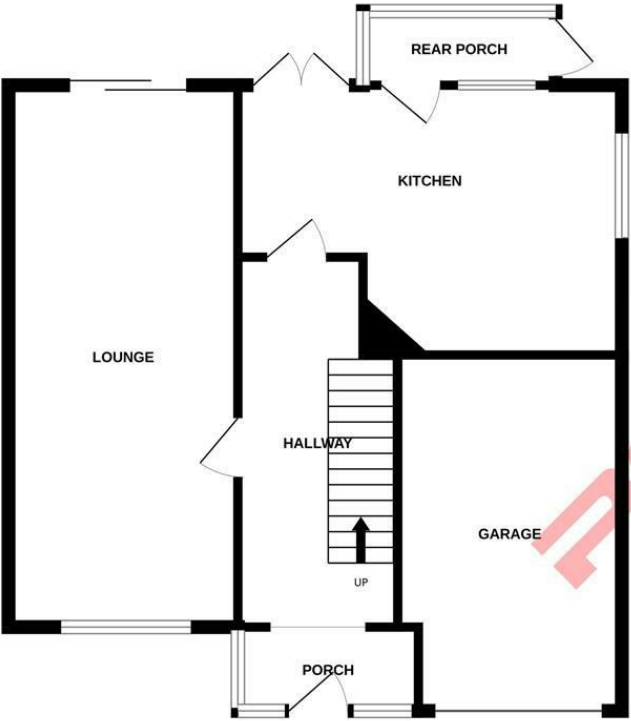
GARAGE

Up and over door, power and lighting.

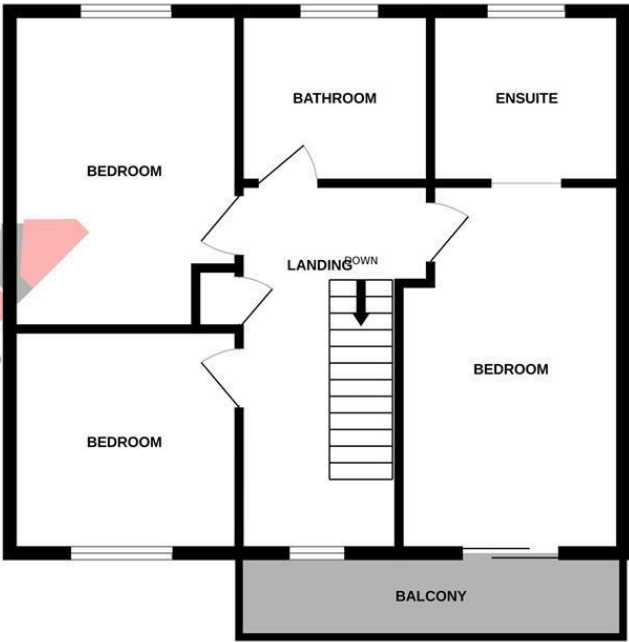
Council Tax Band: E



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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