



ESTATE AGENTS

**3, Kildare Close, Hastings, TN34 2UA**

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**Guide Price £450,000**



GUIDE PRICE £450,000 to £475,000

PCM Estate Agents are delighted to present to the market this SUBSTANTIAL DETACHED FOUR BEDROOM HOUSE offered to the market CHAIN FREE. Tucked away in a quiet cul-de-sac location in this favourable region of Hastings, with LOVELY VIEWS from the front over Hastings including VIEWS TO THE SEA. The property has a LARGE GARAGE and a GOOD SIZED FAMILY FRIENDLY GARDEN to the rear.

The property offers modern comforts including gas fired central heating and double glazing. Inside, the accommodation is arranged over two floors and comprises a spacious entrance hall, DOWNSTAIRS WC/ UTILITY, DUAL ASPECT LIVING ROOM, kitchen, separate DINING ROOM and a side lean to. Upstairs, the landing provides access to FOUR BEDROOMS with the master enjoying its own EN SUITE SHOWER ROOM, a main family bathroom and a LOFT ROOM. The REAR GARDEN is a delightful feature extending off the back and offering plenty of space for families to enjoy with a STONE PATIO abutting the property and a GOOD SIZED SECTION OF LAWN.

This FAMILY HOME is positioned within easy reach of popular schooling establishments and nearby local amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, coving to ceiling, doors opening to:

#### **DOWNSTAIRS WC/ UTILITY**

Pedestal wash hand basin with mixer tap and tiled splashbacks, space and plumbing for washing machine, coving to ceiling, radiator, wood laminate flooring, double glazed window with obscured glass to rear aspect.

#### **DUAL ASPECT LIVING ROOM**

17'8 x 15'2 (5.38m x 4.62m )

Coving to ceiling, two radiators, double glazed sliding patio doors to rear aspect allowing for a pleasant outlook and access onto the garden, double glazed window to front aspect with far reaching views over Hastings and towards the sea.

#### **DINING ROOM**

12'1 x 10'3 (3.68m x 3.12m)

Coving to ceiling, radiator, telephone point, double glazed window to rear aspect, double glazed door to side providing access to a side lean to, doorway leading to:

#### **KITCHEN-BREAKFAST ROOM**

12'1 x 9'9 (3.68m x 2.97m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, Country Chef Range style cooker with double oven, grill and plate warmer, fitted cooker hood over, integrated appliances including tall fridge freezer, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, breakfast bar seating area, tiled flooring, coving to ceiling, double glazed window to front aspect allowing for a pleasant townscape view over Hastings and towards the sea.

#### **LEAN TO**

Window to front aspect, double glazed wooden partially glazed door to rear providing access onto the garden, additional space and plumbing for washing machine set beneath worksurface.

#### **FIRST FLOOR LANDING**

Radiator, double glazed window to front aspect with lovely views over Hastings and out to sea, doors opening to:

#### **BEDROOM ONE**

10'9 x 11'8 (3.28m x 3.56m)

Measurement excludes door recess, wood laminate flooring, radiator, coving to ceiling, double glazed widow to rear aspect with views onto the garden, door to:

#### **EN SUITE SHOWER ROOM**

Walk in shower, vanity enclosed wash hand basin, tiled walls, tiled flooring, door opening to storage cupboard housing the wall mounted boiler in addition to offering storage space.

#### **BEDROOM TWO**

12'2 x 10' (3.71m x 3.05m)

Coving to ceiling, wood laminate flooring, radiator, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM THREE**

15'10 x 6'2 (4.83m x 1.88m)

Wood laminate flooring, radiator, double glazed window to front aspect with lovely townscape views over Hastings and out to sea.

#### **BEDROOM FOUR**

12'3 x 9'9 narrowing to 7'5 (3.73m x 2.97m narrowing to 2.26m)

Coving to ceiling, radiator, door opening to a staircase leading to loft room, double glazed window to front aspect allowing for lovely townscape views and views to the sea.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, low level wc, wash hand basin, part tiled walls, radiator, double glazed obscured glass window to rear aspect.

#### **LOFT ROOM**

17'5 x 5' (5.31m x 1.52m)

Two Velux style windows to front aspect, access to storage space.

#### **REAR GARDEN**

Extending off the back and behind neighbouring gardens, patio abutting the property and providing an ideal area to eat al-fresco or entertain, few steps up onto a large section of lawn providing an idea area for children to play.

#### **OUTSIDE - FRONT**

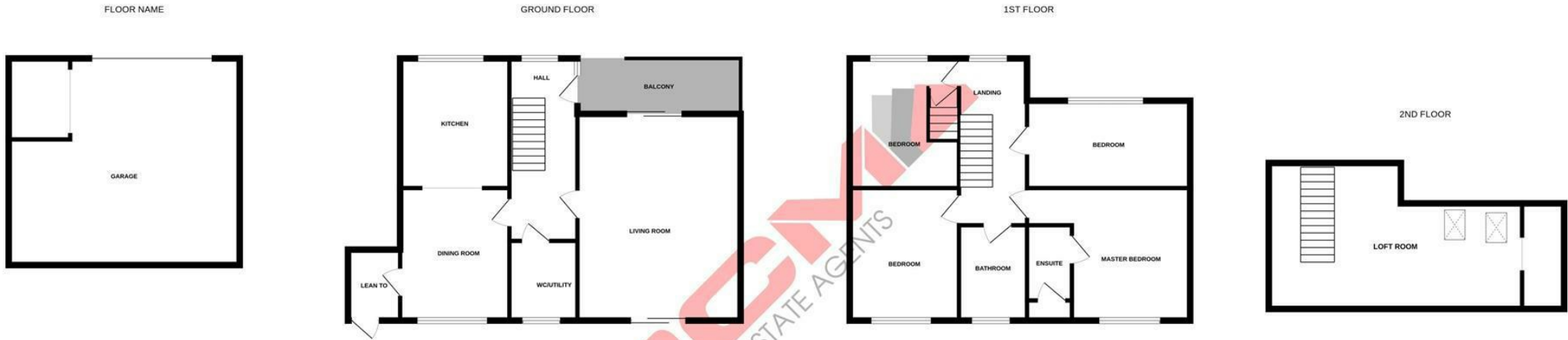
The property occupies an elevated position set back from the road with steps rising to a terrace, access to a large garage.

Council Tax Band: E









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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