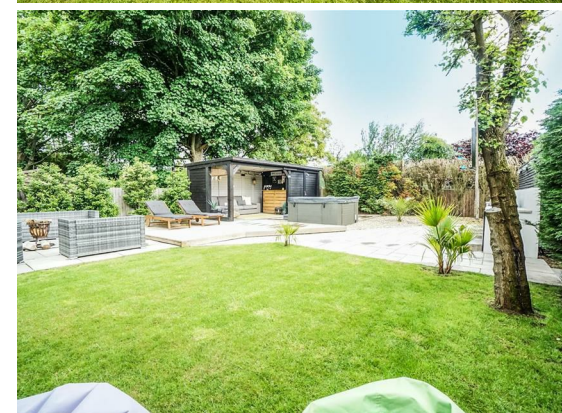




ESTATE AGENTS

406, The Ridge, Hastings, TN34 2RR

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

Price £695,000

PCM Estate Agents are proud to present to the market an opportunity to purchase this SUPERBLY PRESENTED FOUR/ FIVE BEDROOMED DETACHED FAMILY HOME with PARK-LIKE GARDENS ideally situated towards the northern outskirts of Hastings. The property is presented to a TRULY EXCEPTIONAL STANDARD with SPACIOUS AND VERSATILE ACCOMMODATION over two floors and OFF ROAD PARKING for multiple vehicles.

Accommodation comprises a 25ft KITCHEN-DINER with BI-FOLD DOORS onto the garden, separate lounge, BEDROOM FIVE/ STUDY, downstairs wc, landing, FOUR GOOD SIZED BEDROOMS with the master benefiting from an EN SUITE SHOWER ROOM and a separate family bathroom. Externally the property boasts a LARGE REAR GARDEN with a STATIC CARAVAN/ HOME providing additional accommodation for teenagers/ visitors and to the rear of the garden is a separate entertainment area which is very secluded benefitting from a HOT TUB, building with BAR, space for barbeque and ample room for seating.

Rarely does a house of this quality come to the market, viewing comes highly recommended to appreciate the standard of finish and accommodation on offer. Please call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE PORCH

8'5 x 5'11 (2.57m x 1.80m)

Bench, radiator, inset ceiling spotlights, door into;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard housing meters, radiator, door to;

LOUNGE

19'9 x 11'10 (6.02m x 3.61m)

Feature fireplace with log burner, double glazed double doors opening to the garden, double glazed bay window to front aspect, double glazed obscured window to side aspect, wooden floorboards throughout, two column style radiators, return door to hallway, door to;

OPEN PLAN KITCHEN-DINER

25'9 x 13'7 narrowing to 11'8 (7.85m x 4.14m narrowing to 3.56m)

Bi-fold doors to side and rear aspect, fitted with a range of eye and base level units with worksurfaces over, six ring gas hob with extractor above, integrated double ovens, integrated microwave, integrated dishwasher, space for fridge freezer, island with in set sink and mixer tap, three column style radiators, door to;

SEPARATE WC

8'7 narrowing to 5'6 x 5'4 (2.62m narrowing to 1.68m x 1.63m)

Modern fitted wc with floating wash hand basin with storage below, floating storage cupboard, low level wc, radiator, part tiled walls, tiled flooring, obscured window to rear aspect. Utility cupboard with space and plumbing for washing machine and space for tumble dryer.

STUDY/ BEDROOM FIVE

11'11 x 8'10 (3.63m x 2.69m)

Double glazed window to front aspect, double glazed obscured window to side aspect, wooden flooring, radiator.

FIRST FLOOR LANDING

Loft hatch, radiator, door to;

BEDROOM

13'10 x 12'4 (4.22m x 3.76m)

Two built in wardrobe, radiator, exposed wooden floorboards, double glazed window to front aspect, sliding mirrored door to;

EN SUITE SHOWER ROOM

8'9 x 6'1 (2.67m x 1.85m)

Walk in double shower with sliding door, rainfall style shower attachment, double wash hand basin with storage below, low level dual flush wc, inset ceiling spotlights, extractor fan, double glazed window to rear aspect overlooking the garden, tiled flooring.

BEDROOM

9'3 x 8'4 (2.82m x 2.54m)

Double glazed window to front aspect, radiator, exposed wooden floorboards.

BEDROOM

10'1 x 8'11 (3.07m x 2.72m)

Built in wardrobe with mirrored sliding door, double glazed window to front aspect, radiator, exposed wooden floorboards.

BEDROOM

10'2 x 8'8 (3.10m x 2.64m)

Built in wardrobe with sliding mirrored door, double glazed window to side aspect, radiator, exposed wooden floorboards,

BATHROOM

10'3 max x 5'4 (3.12m max x 1.63m)

Modern suite comprising a panelled bath with mixer tap, low level wc, wall mounted wash hand basin, separate shower unit with electric shower, ladder style heated towel rail, part tiled walls, double glazed window to rear aspect.

REAR GARDEN

Private and secluded family friendly rear garden which is predominantly level, decked area ideal for seating leading to a large area of lawn featuring apple, pear and cherry trees, planted borders and enclosed fenced boundaries. To the rear of the garden set behind the conifer trees is a separate section of garden which is ideal for entertaining and features a large patio area with space for barbeque, sink with storage below and power for fridge, decking area with hot tub, separate outbuilding/ bar with storage room and power, outdoor solar powered shower and additional area of lawn.

OUTSIDE- FRONT

Off road parking for multiple vehicles.

STATIC CARAVAN/ HOME

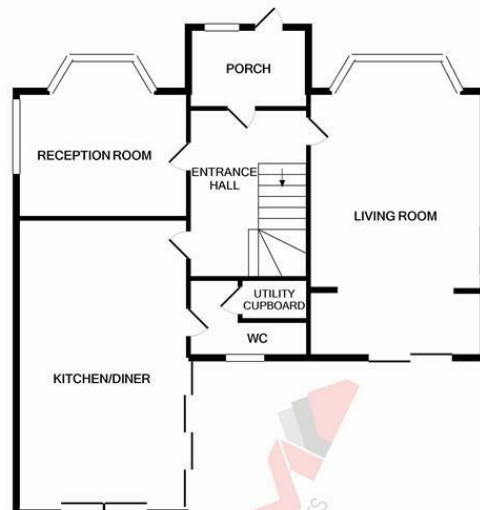
Featuring two bedrooms, lounge, kitchenette, shower room, wc. Benefitting from power and running water, ideal for annexe accommodation.

GARAGE

Up and over door.

Council Tax Band: D





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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	