



ESTATE AGENTS

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Price £425,000

A beautifully presented FOUR DOUBLE BEDROOM, TWO BATHROOM and TWO RECEPTION ROOM, DETACHED HOUSE located towards the end of this sought-after and quiet cul-de-sac in Hastings.

This MUST SEE FAMILY HOME offers deceptively spacious accommodation throughout comprising a porch, generous entrance hallway, lounge, MODERN KITCHEN-BREAKFAST ROOM, separate DINING ROOM, UTILITY ROOM and a DOWNSTAIRS WC. To the first floor there are FOUR DOUBLE BEDROOMS with the master enjoying its own EN SUITE in addition to the main family bathroom. Externally the property benefits from a PRIVATE AND ENCLOSED FAMILY FRIENDLY REAR GARDEN which enjoys a SOUTHERLY ASPECT and offers a fantastic space for seating and entertaining, whilst to the front of the property there is an area of front garden in addition to a driveway providing OFF ROAD PARKING for multiple vehicles and a GARAGE.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Storage for coats and shoes etc, double glazed obscured window to front aspect, door to:

HALLWAY

Spacious with stairs rising to first floor accommodation, wall mounted thermostat control.

LOUNGE

15'2 x 14'1 max (4.62m x 4.29m max)

Spacious light and airy room, fire surround with electric fire, radiator, double glazed bay window and French doors to rear aspect leading out to the garden.

KITCHEN-BREAKFAST ROOM

16'5 x 8'7 (5.00m x 2.62m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, ceramic inset sink with mixer tap, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, ample space for breakfast table and chairs, radiator, double glazed French doors to rear aspect leading out to the garden, double glazed window to side aspect.

DINING ROOM

13'3 max x 8'8 (4.04m max x 2.64m)

Double glazed bay window to front aspect, radiator.

UTILITY ROOM

10'11 x 8'2 (3.33m x 2.49m)

Partially converted from the garage, could also be utilised as a home office or playroom.

Currently having a worksurface, space for tumble dryer, space for fridge freezer, wall mounted gas fired boiler, door leading to the remaining section of garage.

DOWNSTAIRS WC

Wash hand basin with tiled splashback, wc, radiator, extractor fan.

FIRST FLOOR LANDING

Spacious with loft hatch and airing cupboard.

MASTER BEDROOM

11'9 x 11'8 (3.58m x 3.56m)

Built in wardrobes, radiator, double glazed window to front aspect, door to:

EN SUITE

Walk in double shower with rain style shower attachment, wash hand basin set into vanity unit with tiled splashback and storage below, wc, extractor fan, radiator, double glazed obscured window to side aspect.

BEDROOM

12'9 x 9'2 (3.89m x 2.79m)

Double glazed window to front aspect, radiator.

BEDROOM

10'7 x 9'2 (3.23m x 2.79m)

Double glazed window to rear aspect, radiator.

BEDROOM

11'5 max x 9'3 max (3.48m max x 2.82m max)

Double glazed window to rear aspect, radiator.

BATHROOM

Modern suite comprising a panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin set into vanity unit with storage below, ladder style radiator, tiled walls, double glazed obscured window to rear aspect.

REAR GARDEN

Private and enclosed, family friendly and enjoying a southerly aspect. Featuring an area of decking abutting the property and providing a fantastic space for seating and entertaining, outside power point, side access to the front of the property. The rest of the garden is predominantly laid to lawn with a paved patio area in addition to a number of mature shrubs, plants and trees.

GARAGE

8'6 x 7'3 (2.59m x 2.21m)

Up and over door, power and lighting.

AGENTS NOTE

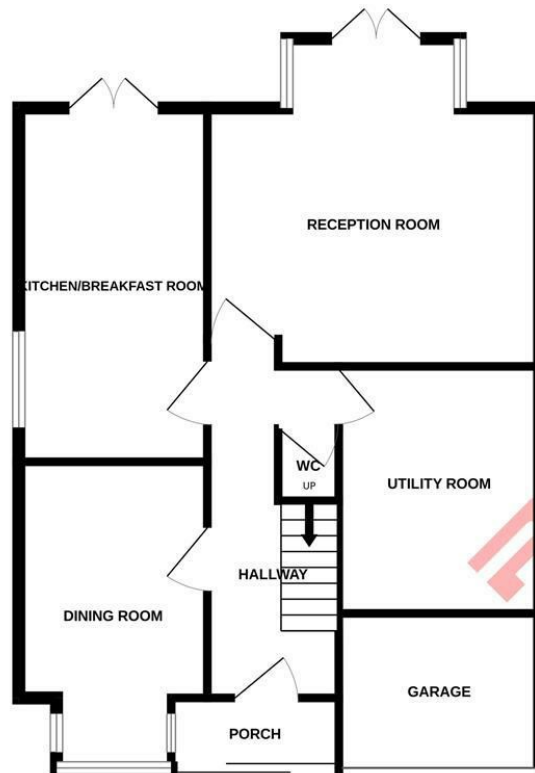
We have been advised that there are solar panels at the property that are leased, they are approximately 15 years into a 25 year agreement, which will be passed on to a buyer.



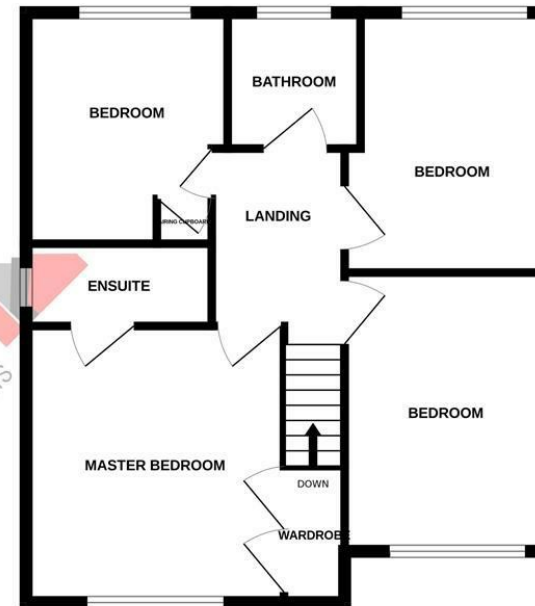




GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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	

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.