



PCMA

ESTATE AGENTS

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Guide Price £400,000

**** GUIDE PRICE £400,000 TO £425,000 ****

PCM Estate Agents are delighted to present to the market this VERSATILE FOUR BEDROOM DETACHED CHALET-STYLE BUNGALOW with GARDEN STUDIO, ideal for working from home. Boasting THREE SEPARATE ENTRANCES and set within one of Hastings' most HIGHLY SOUGHT-AFTER LOCATIONS.

Perfectly positioned within easy reach of local schools, the picturesque St Helens Woods, and bus routes connecting to Hastings town centre—with its vibrant selection of shops, cafés, leisure facilities and mainline railway station—this home offers both convenience and tranquillity.

The property enjoys well-balanced and adaptable accommodation, featuring a spacious 20ft KITCHEN-BREAKFAST ROOM, a GENEROUS LOUNGE and SEPARATE DINING ROOM, providing the ideal layout for modern family living. The MASTER BEDROOM benefits from an EN SUITE SHOWER ROOM, complemented by a ground floor bathroom and additional WC with shower. From the front aspect, FAR REACHING VIEWS stretch across Hastings, taking in the rooftops, the historic castle, and even glimpses of the sea beyond.

Externally, the property is enhanced by BEAUTIFULLY LANDSCAPED GARDENS to both the front and rear, perfect for entertaining, relaxing, or enjoying outdoor family life. Of particular note is the large, insulated GARDEN STUDIO, complete with power and light, offering exceptional flexibility as a home office, gym, creative studio, or guest retreat.

Homes of this calibre, in such a desirable setting, are rarely available. Early viewing is highly recommended to fully appreciate the space, versatility and lifestyle this impressive home has to offer.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Enclosed, part glazed door to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, built in cupboard, phone point, radiator, inset ceiling spot lighting, parquet flooring, central heating thermostat, airing cupboard, cupboard housing plumbing for washing machine.

LOUNGE

16'0" max x 11'11" max (4.88 max x 3.63 max)

Double glazed bay window to front aspect enjoying superb views to the front aspect up to the West Hill and to the Castle, tiled feature fire surround with open fire and tiled hearth, inset ceiling spot lighting, parquet flooring, radiator, return door to hallway.

KITCHEN-BREAKFAST ROOM

20'4" max x 10'0" max (6.20 max x 3.05 max)

Double glazed window to rear aspect, part tiled wall, inset 1½ bowl sink, range of modern base units comprising cupboards and drawers set beneath working surfaces with fitted wall units over with under cupboard lighting, under plinth lighting, stainless steel and glass chimney style cooker hood over inset four ring gas hob, single oven and grill, inset ceiling spot lighting, radiator, tiled floor, double glazed double doors opening to rear garden, open planned to:

DINING ROOM

9'10" x 9'9" (3.00 x 2.97)

Radiator, parquet flooring, inset ceiling spot lighting, double glazed sliding patio doors opening to rear garden.

BEDROOM

13'11" max x 11'4" max (4.24 max x 3.45 max)

Double glazed window to side aspect, radiator, inset ceiling spot lighting, parquet flooring.

BEDROOM

12'2" max x 11'3" plus recess (3.71 max x 3.43 plus recess)

Double glazed bay window to front aspect enjoying superb views over the rooftops of the town, to the West Hill, Castle and to the sea, parquet flooring, radiator, inset ceiling spot lighting, under stairs recess.

BATHROOM

Double glazed window to side aspect, tiled walls, modern white suite comprising panelled bath with mixer spray attachment, wash hand basin set into vanity unit, tiled shower cubicle, low level WC, heated towel rail/radiator, inset ceiling spot lighting, tiled floor.

FIRST FLOOR LANDING

Double glazed window to side aspect enjoying views over rooftops, inset ceiling spot lighting.

MASTER BEDROOM

13'10" max x 11'2" max (4.22 max x 3.40 max)

Double glazed window to front aspect enjoying superb views over the rooftops of Hastings, past the Castle and to the sea, built in cupboards, radiator, door way to:

EN-SUITE SHOWER ROOM

Velux window to rear aspect, tiled walls, tiled shower cubicle, contemporary style wash hand basin set vanity unit beneath with mixer taps over, low level WC, heated towel rail/radiator, inset ceiling spot lighting, tiled floor.

BEDROOM

11'8" max x 6'2" max (3.56 max x 1.88 max)

Double glazed window to side aspect, velux window to rear aspect, access to eaves storage, radiator.

FRONT GARDEN

Gate providing access to paved steps to the front of the property with gardens laid to lawn to either sides with trees and shrubs and flowerbeds, access to an enclosed patio area enjoying superb views over the rooftops of the town, past the castle and to the sea.

REAR GARDEN

Patio area with steps up to gardens laid to lawn with flowerbeds and shrubs, rear access gate, side access.

Council Tax Band: D





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		