



ESTATE AGENTS

9, Ticehurst Close, Hastings, TN35 5QQ

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

Price £415,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this beautifully presented FOUR DOUBLE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM DETACHED HOUSE, tucked away in a quiet cul-de-sac location within this favourable development in Hastings. The property has a block paved DOUBLE DRIVEWAY, GARAGE and a beautifully maintained LEVEL FAMILY FRIENDLY GARDEN,

The well-appointed and well-proportioned family accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, separate DINING ROOM and KITCHEN-BREAKFAST ROOM, whilst upstairs there is a spacious landing providing access to FOUR DOUBLE BEDROOMS, one of which having an EN SUITE SHOWER ROOM, and a family bathroom. Offering modern comforts including gas fired central heating and double glazing. The GARDEN is a delightful feature of this MODERN FAMILY HOME benefitting from a patio, section of lawn and plenty of outdoor space to eat al-fresco or for children to play. The property also benefits from an INTEGRAL GARAGE and the aforementioned double driveway.

Situated on this sought-after development, within easy reach of a number of popular schooling establishments and local amenities. Viewing comes highly recommended.

PARTIALLY GLAZED FRONT DOOR

Opening into:

INVITING ENTRANCE HALL

Stairs rising to the upper floor accommodation, radiator, coving to ceiling, wall mounted thermostat control for gas fired central heating, double glazed window with obscured glass to front aspect.

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin with tiled splashbacks, radiator, extractor fan for ventilation.

LOUNGE

15'4 max x 14'7 into bay (4.67m max x 4.45m into bay)

Coving to ceiling, radiator, fireplace with stone hearth and inset gas living flame fire, television point, double glazed bay window with French doors to rear aspect having views and access onto the garden.

DINING ROOM

13'9 into bay x 8'7 (4.19m into bay x 2.62m)

Coving to ceiling, radiator, double glazed bay window to front aspect.

KITCHEN

16'3 x 8'6 (4.95m x 2.59m)

Fitted with a matching range of eye and base level cupboards and drawers having soft close hinges, granite worksurfaces with matching upstands, four ring gas hob with oven and grill below and fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, space for American style fridge freezer, integrated washing machine and dishwasher, under counter lighting, inset down lights, ample space for breakfast table, radiator, tile effect Karndean flooring, inset down lights, double glazed window to side aspect, double glazed French doors providing access and outlook onto the garden.

FIRST FLOOR LANDING

Spacious with loft hatch, airing cupboard housing the immersion heater, additional storage space, access to:

BEDROOM

12' x 11' (3.66m x 3.35m)

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

EN SUITE

Double walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, heated towel rail, extractor fan for ventilation, down lights, tile effect vinyl flooring, double glazed window with obscured glass to side aspect.

BEDROOM

12'9 x 9'3 (3.89m x 2.82m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

11'9 x 9'5 (3.58m x 2.87m)

Coving to ceiling, radiator, double glazed window to rear aspect with pleasant views onto the garden and pleasant townscape views beyond.

BEDROOM

10'9 x 9'3 (3.28m x 2.82m)

Fitted wardrobes, radiator, double glazed window to rear aspect with views onto the garden.

FAMILY BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled walls, extractor for ventilation, radiator, tiled flooring, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Block paved driveway providing off road parking for two vehicles side by side, section of lawned garden, established planted borders.

GARAGE

18'9 x 7'6 (5.72m x 2.29m)

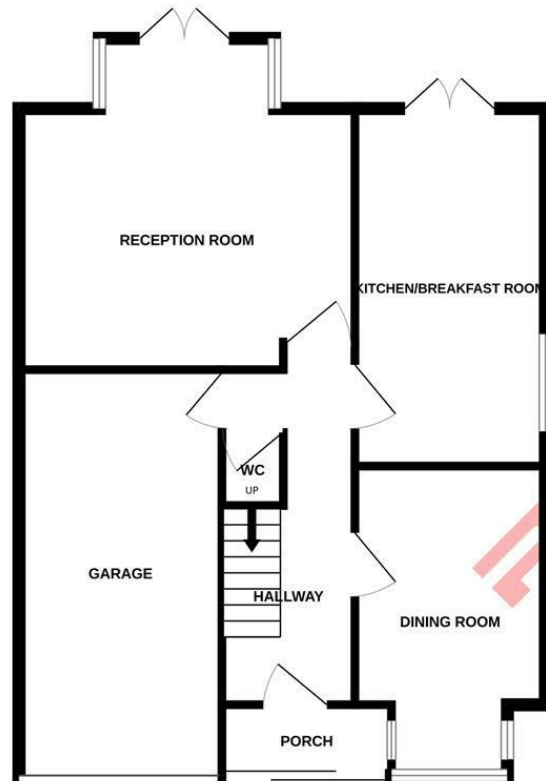
Power and light, up and over door, wall mounted consumer unit for the electrics, wall mounted boiler, personal door to entrance hall.

REAR GARDEN

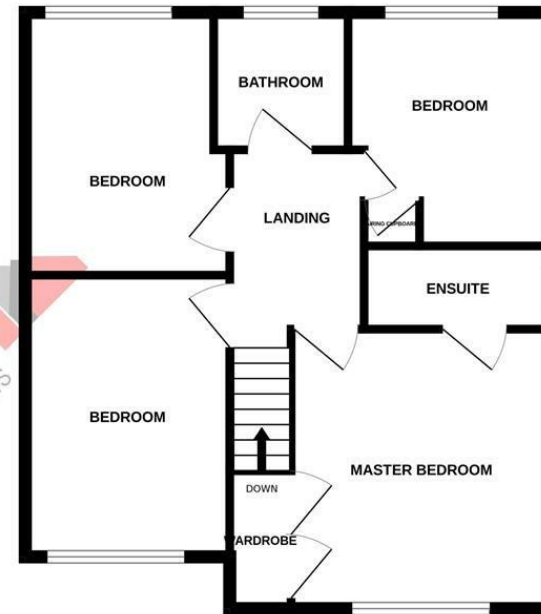
Enclosed, level, family friendly garden with a stone patio abutting the property, section of lawn with planted borders, summer house, wooden shed, fenced and walled boundaries, gated side access.



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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