PCM
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Offers In The Region Of £665,000

A simply STUNNING FOUR BEDROOM DETACHED FAMILY HOME enjoying FAR REACHING SEA VIEWS and a GENEROUS REAR GARDEN. Perfectly positioned in one of Hastings' most sought-after locations, it's just moments from the beautiful Alexandra Park and a short stroll through Linton Gardens to Hastings Town Centre, with its mainline railway station offering convenient links to London.

The property is approached via a GATED DRIVEWAY providing AMPLE OFF ROAD PARKING for several vehicles and offers access to a GOOD SIZED GARAGE. Having been tastefully refurbished and remodelled throughout, this IMPRESSIVE HOME spans three spacious storeys, each benefitting from a wonderful sense of light and space.

The welcoming entrance hall leads to a convenient CLOAKROOM and a well-proportioned BAY FRONTED LIVING ROOM set to the front of the house. To the rear, the OPEN PLAN KITCHEN AND DINING AREA forms the heart of the home, fitted with sleek, contemporary units offering excellent storage and stone worktop space, with plenty of room for a large dining table. This space is perfect for MODERN FAMILY LIVING and entertaining, with large windows enjoying views on to the garden.

The lower ground floor offers exceptional flexibility, ideal for those seeking dual accommodation or a self-contained guest suite. It features one of the four bedrooms with French doors to the garden, an EN SUITE BATHROOM which leads to a DRESSING ROOM or study space providing endless possibilities for family members, guests, or home working.

On the upper floor, there are THREE GENEROUS BEDROOMS served by a stylish and contemporary SHOWER ROOM continuing the home's high standard of finish.

The REAR GARDEN is a real feature of this property, beautifully established and designed for family enjoyment, it offers a large patio area perfect for alfresco dining and entertaining, leading to an extensive lawn bordered by mature shrubs and trees.

There is also potential to extend or create a fully self-contained annexe, ideal for visiting family or to generate additional income.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Coconut matting, window with pattern glass to side aspect, picture rail, open plan to:

HALLWAY
Column style radiator, partially wood panelled walls, stairs rising to upper floor accommodation, double glazed window to front aspect, wood flooring laid in a herringbone pattern, doors to:

LIVING ROOM
16'4 x 11'8 (4.98m x 3.56m)
Wood flooring laid in herringbone pattern, built in storage, partially wood panelled walls, two wall mounted column style radiators, double glazed bow window to front aspect with views onto the front garden and far reaching views over Hastings and to the sea beyond.

KITCHEN-DINER
25'1 x 11' narrowing to 9'8 (7.65m x 3.35m narrowing to 2.95m)
Fitted with a matching range of eye and base level cupboards and drawers with stone countertops and matching upstands over, Range Master Professional freestanding oven, inset ceramic Belfast sink with mixer tap/ kettle tap, integrated appliances including a fridge freezer and dishwasher, ample space for large dining table, breakfast bar seating area, down lights, partially wood panelled walls, continuation of the wood flooring laid in herringbone pattern, large windows having pleasant views to the rear aspect over the garden, door to inner hall and doorway to:

UTILITY AREA
4'4 x 4' (1.32m x 1.22m)
Range of wall mounted cupboards, space and plumbing for washing machine set beneath a stone countertop with matching upstands, double glazed window to rear aspect.

INNER HALL
Stairs descending to:

REAR LOBBY
Double glazed window and door to rear aspect with views and access onto the garden, wood laminate flooring, opening to:

HALL
12'5 x 5'7 (3.78m x 1.70m)
Column style radiator, wood laminate flooring, double glazed window to rear aspect with views onto the garden, opening to:

BEDROOM
11' x 10'8 (3.35m x 3.25m)
Wood laminate flooring, wall mounted column style radiator, wall mounted boiler, large built in storage cupboard, double glazed French doors to rear aspect providing outlook and access onto the garden, door to:

EN SUITE BATHROOM
Feature bathtub with mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, wood laminate flooring, down lights, open plan to:

DRESSING ROOM/ OCCASIONAL ROOM
11'5 x 9'5 (3.48m x 2.87m)
Column style wall mounted vertical radiator, down lights.

FIRST FLOOR LANDING
Double glazed window to front aspect with lovely views extending over Hastings and including views of the sea, loft hatch to loft space, airing cupboard.

MASTER BEDROOM
16'8 x 11'6 (5.08m x 3.51m)
Wood laminate flooring, double radiator, wardrobes, double glazed bay window to front aspect with views over Hastings and to the sea.

BEDROOM
11'5 x 11'10 (3.48m x 3.61m)
Column style radiator, double glazed window to rear aspect.

BEDROOM
10'3 x 6'4 (3.12m x 1.93m)
Dual aspect with double glazed windows to side and rear aspects, picture rail, wood laminate flooring, radiator.

SHOWER ROOM
Walk in shower with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, part tiled walls, heated towel rail, extractor for ventilation, tiled flooring, double glazed window to rear aspect.

OUTSIDE - FRONT
Secure gated front garden with boundary wall, double opening gates providing vehicular access onto the driveway, ample off road parking, pedestrian gate with path providing access to the front door.

GARAGE
17'3 x 8'7 (5.26m x 2.62m)
Double opening doors to front, window and door to rear, power and light.

REAR GARDEN
Family friendly with a patio, good sized section of lawn, established planted borders, fenced boundaries and outside water tap.

Council Tax Band: D

EAT
SLEEP
FOOTBALL
REPEAT

MICKEY
7
EAT
SLEEP
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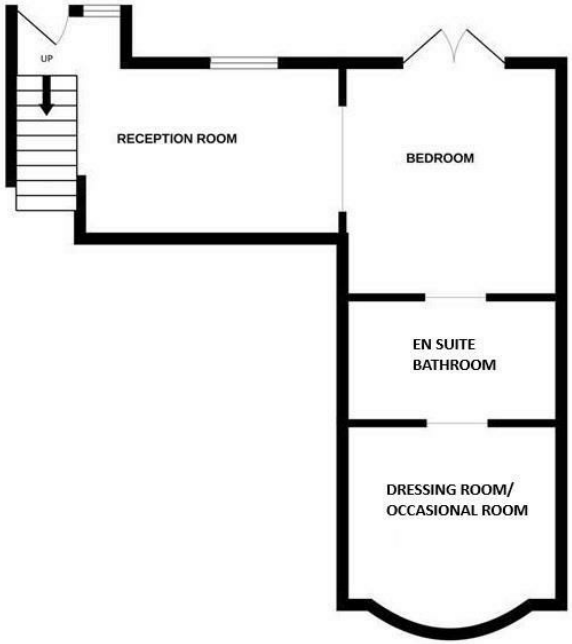
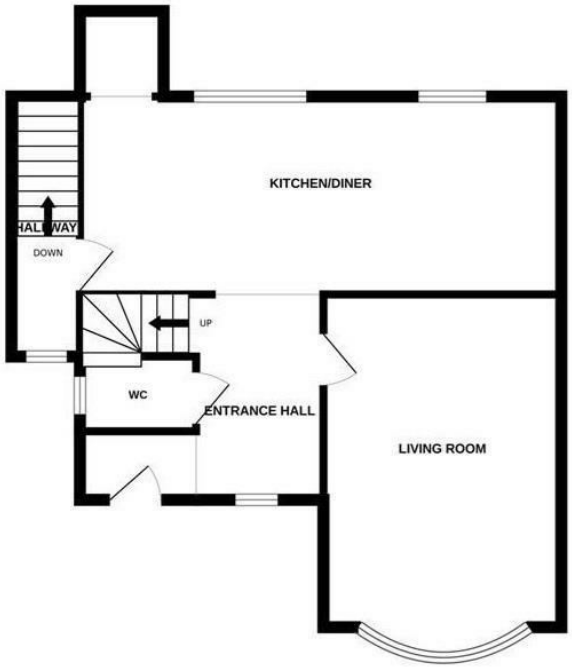
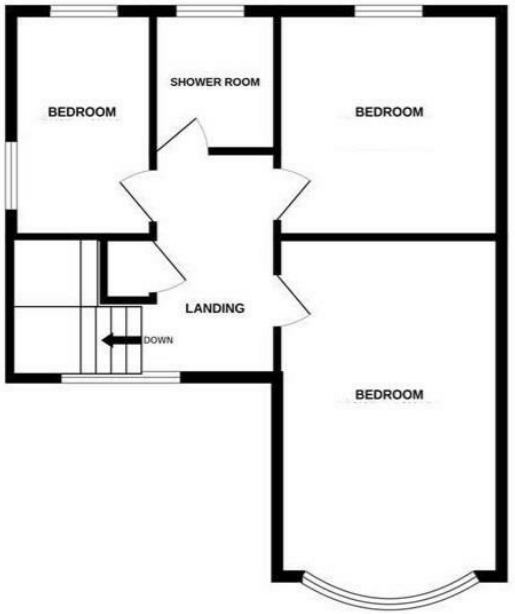
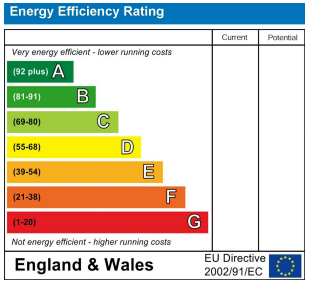
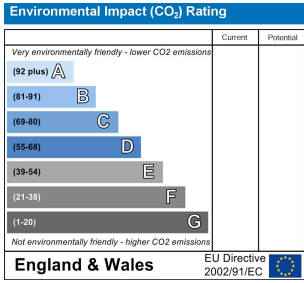
REPEAT
THE SEAGULLS











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