



ESTATE AGENTS

11, Fairlight Road, Hastings, TN35 5ED

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

Guide Price £350,000

**** GUIDE PRICE £350,000 TO £375,000 ****

PCM Estate Agents are delighted to present to the market an opportunity to secure this **UNIQUE and SPACIOUS FOUR/ FIVE BEDROOM DETACHED HOME**, situated in the heart of Ore Village. Offered to the market **CHAIN FREE!**

Accommodation comprises a **LARGE LOUNGE**, separate **DINING ROOM** with **FEATURE WOOD BURNING STOVE**, a **MODERN KITCHEN** with a range of **INTEGRATED APPLIANCES**, and an extension to the side to create either a bedroom and reception room or two bedrooms, and a **DOWNSTAIRS SHOWER ROOM**. Upstairs, there are **THREE BEDROOMS**, all of which are **GOOD SIZED DOUBLE'S** with the master benefitting from access to the **JACK & JILL BATHROOM**.

Externally the property benefits from **OFF ROAD PARKING** for multiple vehicles, along with **WRAP AROUND GARDENS** to the side and rear, as well as an **ADDITIONAL COURTYARD SPACE** that can be accessed via the lounge.

To fully appreciate the space that this **FAMILY HOME** has to offer, please contact the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

LOUNGE

20'8 x 10'8 (6.30m x 3.25m)

Fireplace, radiators, double glazed sash window to front aspect, double glazed window to side aspect and frosted double glazed door opening to a courtyard section of garden, opening to:

DINING ROOM

11'8 x 10'1 (3.56m x 3.07m)

Feature wood burning stove with brick hearth and surround, under stairs storage cupboard housing the electric meter and consumer unit, radiator, stairs rising to the first floor landing, double glazed sash style window to front aspect, door to inner hallway and archway opening to:

KITCHEN

12'2 x 8'7 (3.71m x 2.62m)

Newly fitted and comprising a range of eye and base level units, four ring electric hob with extractor above, eye level electric oven with microwave above, built in socket ports to countertop, integrated fridge and freezer, integrated dishwasher, integrated washing machine, inset one & ½ bowl sink with mixer tap, double glazed window to rear aspect.

INNER HALLWAY

Providing access to:

RECEPTION ROOM

12'9 x 9'5 (3.89m x 2.87m)

Radiator, inset ceiling spotlights, double glazed patio doors opening to the side garden.

BEDROOM FOUR

11'max narrowing to 7'2 x 7'9 (3.35mmax narrowing to 2.18m x 2.36m)

Radiator, inset ceiling spotlights, double glazed window to front aspect.

SHOWER ROOM

Walk in shower, low level dual flush wc, wash hand basin with mixer tap and storage beneath, extractor fan, inset LED spotlights and frosted double glazed window to side aspect.

FIRST FLOOR LANDING

LED inset ceiling spotlights, access to loft via loft hatch, doors to:

BEDROOM ONE

10'9 x 10'3 (3.28m x 3.12m)

Built in cupboards, built in over-bed storage with hanging space and shelving above, radiator, double glazed window to front aspect, access to Jack and Jill bathroom.

BEDROOM TWO

11'7 x 9'9 (3.53m x 2.97m)

Radiator, double glazed window to front aspect.

BEDROOM THREE

15'1 max narrowing to 9'9 x 8'2 (4.60m max narrowing to 2.97m x 2.49m)

Radiator, two double glazed windows to rear aspect.

JACK & JILL BATHROOM

Panelled bath with mixer tap and waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage beneath, chrome heated towel rail, cupboard housing wall mounted boiler, part tiled walls, extractor fan, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

Off road parking to the side of the property via a dropped kerb, providing ample parking for multiple vehicles, walled boundary, gate opening to the front garden leading to an area of side garden having a good sized area of lawn, range of shrubs and trees, gated access to:

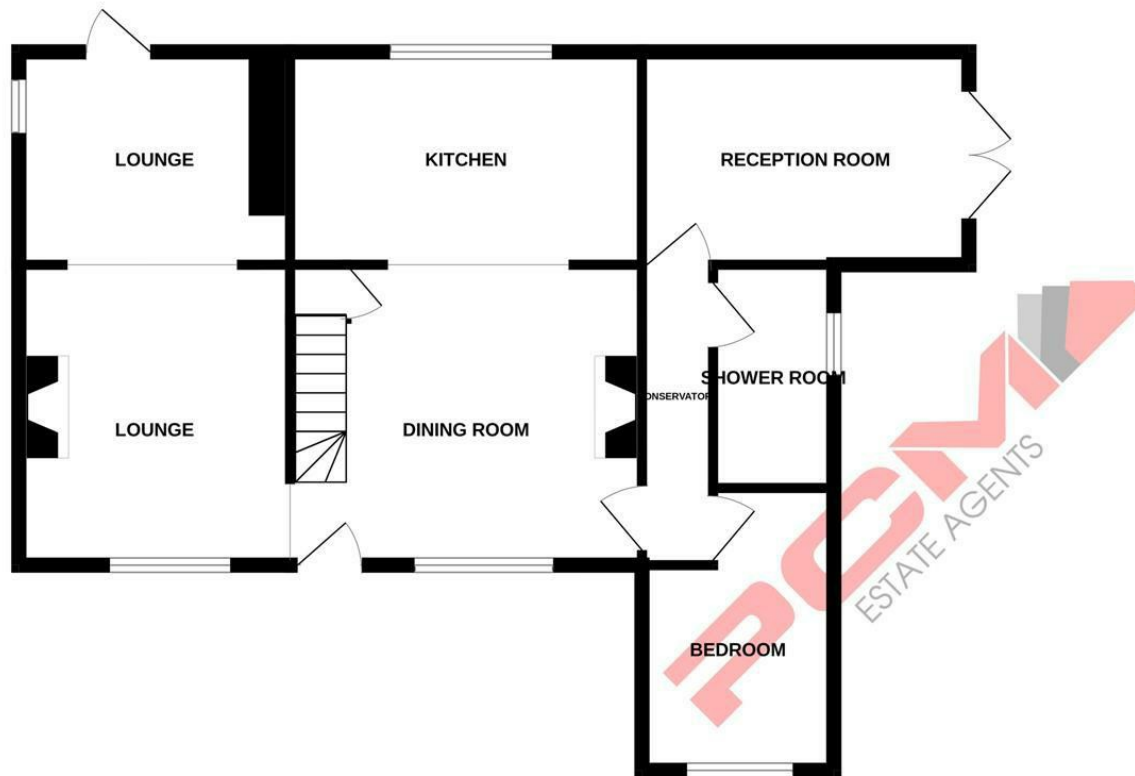
REAR GARDEN

Area of lawn, fenced and brick boundaries, gate opening up onto a courtyard section which provides access to undercroft storage space. There is also an additional area of courtyard space that can be accessed via the lounge or driveway, having an area of decking with steps down to an area of artificial lawn and fenced boundaries.

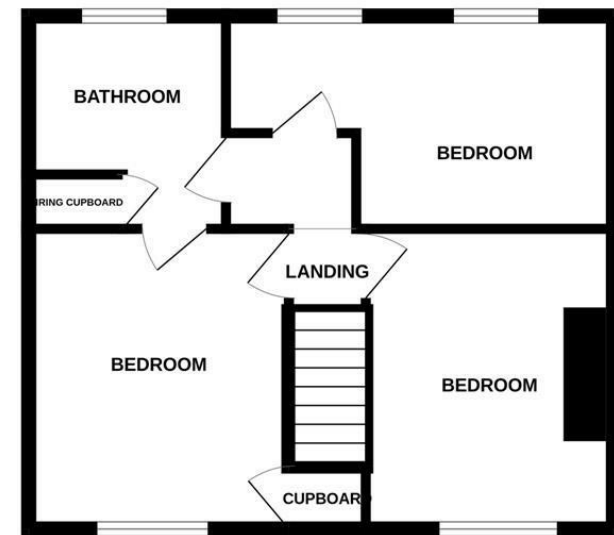
Council Tax Band: D



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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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	