



Pine Avenue, Hastings, TN34

Guide Price £560,000

TA
UK®

Key Features

- Four Bedroom Detached Family Home
- Self Contained One Bedroom Annexe
- Four Ensuite Bathrooms Plus Shower Room
- Convenient For Amenities, Schools and Transport
- Modern Fitted Kitchen With Granite Worktops
- Engineered Oak Flooring Through Ground Floor
- Separate Utility Room & Underfloor Heating
- Electric Gated Driveway With Ample Parking
- Rear Garden With Patio Lawn And Sunken Section
- Air Conditioning To Bedrooms And Annexe



Four Bedroom Detached House With Self Contained One Bedroom Annexe, Multiple Bathrooms, Generous Garden And Gated Driveway Parking, Ideally Located For Schools, Buses And Local Amenities On The Borders of Blacklands/St. Helens Woods Area Of Hastings.





'Guide Price' £560,000 - £575,000 Four-bedroom detached family home with a self contained one bedroom annexe, off-road parking and a landscaped rear garden, set in a quiet, unadopted road on the borders of the St Helens Woods area of Hastings.

Engineered oak flooring runs throughout the ground floor and there is a bright front-facing living room, a stylish fitted kitchen with granite worktops opening on to a dining area, utility, a shower room and a further bedroom, ideal as a guest room/study.

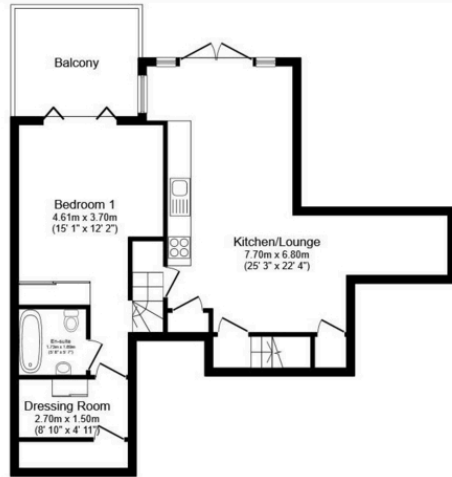
Upstairs, there are three double bedrooms, each with its own en-suite bathroom, fitted wardrobes and air conditioning. The main bedroom enjoys a Juliet balcony with far reaching views.

The self-contained one bedroom annexe features an open-plan living area with doors leading directly onto the garden, a double bedroom with en-suite bathroom, underfloor heating and air conditioning, making it well suited for multi-generational living, guests or potential holiday let (subject to any necessary consents).

Outside, the rear garden has an Indian sandstone patio suitable for outdoor dining and entertaining, leading to an area of lawn and a further sunken seating section. To the front, a electronically operated gated driveway, provides parking for multiple vehicles.

Conveniently located within reach of local shops, schools and bus routes, this property offers a blend of comfort, flexibility and lifestyle appeal in a desirable setting.





Lower Ground Floor



Ground Floor



First Floor

Total floor area 207.0 sq.m. (2,228 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		61	75

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	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, Scotland & Wales		55

Tenure Type: Freehold
Council Tax Band: D
Council Authority: Hastings Borough