



ESTATE AGENTS

**Mickle Wood 97, Battery Hill, Hastings, TN35 4AL**

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**Price £700,000**

PCM Estate Agents are delighted to present to the market this fantastic opportunity to secure a BEAUTIFULLY PRESENTED, FOUR BEDROOM DETACHED FAMILY HOME being sold CHAIN FREE, approached via its own long PRIVATE DRIVEWAY and occupying a plot of approximately ONE ACRE (unverified), including the adjoining private woodland, AMPLE OFF ROAD PARKING and a DOUBLE GARAGE.

Accommodation comprises a spacious entrance hall, TRIPLE ASPECT LOUNGE-DINING ROOM with patio doors to the garden. a WELL-APPOINTED KITCHEN-BREAKFAST ROOM with personal door providing access to a DOUBLE GARAGE. There is also a GROUND FLOOR BEDROOM and SEPARATE WC that complete the ground floor accommodation. To the first floor there are THREE FURTHER BEDROOMS with the master enjoying patio doors that overlook the PRIVATE WOODLAND, and a family bathroom. Subject to necessary consents, there is potential to create a decked seating area to fully appreciate the surroundings.

Externally the property benefits from a LARGE DRIVEWAY providing AMPLE OFF ROAD PARKING for multiple vehicles leading to a DOUBLE GARAGE. The REAR GARDEN is a particular highlight of this property, arranged over two tiers and offering an IDEAL SETTING for outdoor dining and entertaining, surrounded by mature trees and opening onto an area of private woodland.

This UNIQUE HOME must be viewed to fully appreciate the space and setting on offer, please contact the owners sole agents today to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening into:

#### **SPACIOUS ENTRANCE HALLWAY**

Solid oak flooring, staircase rising to first floor accommodation with under stairs storage cupboard, radiator, door opening to:

#### **LOUNGE**

21'7 x 11'6 (6.58m x 3.51m)

Triple aspect windows with the front and side aspects being secondary glazed, wood burning stove and tiled hearth, solid oak flooring, radiator, double glazed patio doors opening onto the later described rear garden, opening to:

#### **DINING ROOM**

12'1 x 9'9 (3.68m x 2.97m)

Continuation of the solid oak flooring, radiator, double glazed window to rear aspect overlooking the garden.

#### **KITCHEN-BREAKFAST ROOM**

Fitted with a range of eye and base level units with ample countertop space, space for range style cooker, integrated dishwasher, space and plumbing for American style fridge freezer, space and plumbing for washing machine, space for tumble dryer, two bowl sink with mixer tap, part tiled walls, tiled flooring, radiator, two double glazed windows to rear aspect, double glazed door opening onto the rear garden, further door opening to the garage.

#### **BEDROOM**

10' x 9'5 (3.05m x 2.87m)

Solid oak flooring, radiator, three double glazed windows to front aspect.

#### **DOWNSTAIRS WC**

Low level dual flush wc, wash hand basin with mixer tap and storage beneath, part tiled walls, tiled flooring, frosted double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Radiator, storage cupboard, doors to:

#### **BEDROOM**

12'9 x 10'1 (3.89m x 3.07m)

Radiator, double glazed patio doors opening onto a roof terrace above the garage.

#### **BEDROOM**

13'4 x 12'9 (4.06m x 3.89m)

Eaves storage, cupboards, radiator, double glazed window to side aspect.

#### **BEDROOM**

11'7 max narrowing to 4'9 x 9'6 max narrowing to 6'4 (3.53m max narrowing to 1.45m x 2.90m max narrowing to 1.93m)

Loft hatch, radiator, eaves storage cupboard, double glazed window to front aspect.

**FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment above, dual flush wc, wash hand basin with mixer tap, vanity mirror, shaver point, tiled walls, tiled flooring, column style heated towel rail, double glazed window to rear aspect.

**OUTSIDE - FRONT**

The property benefits from a private driveway providing access to a large area of off road parking for multiple vehicles, two areas of lawn, mature trees and shrubs, fenced boundaries, gated access to side.

**DOUBLE GARAGE**

17'9 max x 16'6 max (5.41m max x 5.03m max )

Electric up and over door, power and lighting, housing the electric meter and consumer unit, double glazed window to side aspect, personal door opening to the kitchen-breakfast room.

**REAR GARDEN**

Park-like gardens extending to approximately one acre (unverified), with the first section of garden being approximately ½ an acre and arranged over two levels, the first of which being a large laid to lawn space, providing ample space for outdoor entertaining along with having a large concrete base area for a large greenhouse. There are steps up to another large section of lawn which has been levelled, providing ideal space for family entertaining. The garden is surrounded by a range of mature trees and shrubs, allowing a good degree of privacy. There is also a storage shed and an outside water tap. To the second area of land, also approximately ½ acre, there is a woodland area with mature trees and shrubs, potential for outdoor wildlife.

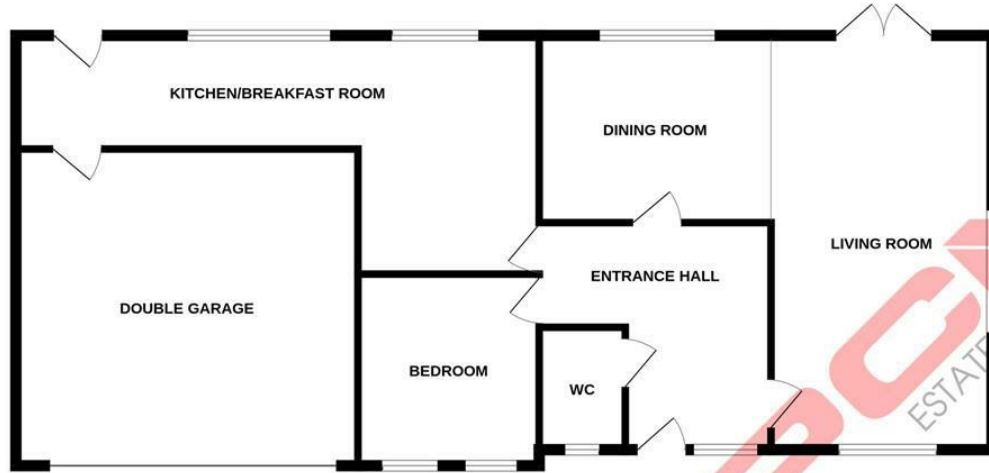
Council Tax Band: F



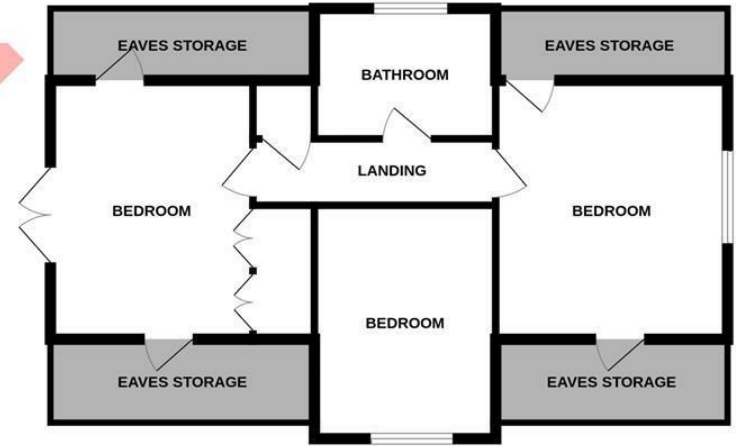




GROUND FLOOR



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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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.