



ESTATE AGENTS

**Brambles, Commanders Walk, Hastings, TN35  
4BE**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £795,000**

A deceptively spacious and BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME, occupying a PRIME POSITION along one of Fairlight Village's most sought-after roads, just a short walk from open countryside, coastal paths and convenient links to the historic towns of Hastings and Rye.

This is a home that effortlessly balances space, light and flexibility, offering well-designed accommodation perfectly suited to modern family living, multi-generational arrangements or those working from home.

The ground floor is centred around a welcoming reception hall with ample built-in storage, a CLOAKROOM, an impressive TRIPLE ASPECT LIVING SPACE, thoughtfully arranged to create distinct lounge, study and family areas. This space is anchored by a contemporary WOOD BURNING STOVE, creating a warm and sociable heart to the home. Double doors open into a striking OPEN PLAN KITCHEN-DINING ROOM, where a substantial island provides a natural focal point for both everyday living and entertaining. French doors draw you out onto a FULL WIDTH DECKED PATIO, seamlessly connecting the interior with the garden beyond. A separate UTILITY ROOM adds further practicality with direct garden access. The ground floor is completed by an exceptional PRINCIPLE BEDROOM SUITE, featuring a WALK-IN-WARDROBE, a well-appointed EN-SUITE bathroom and French doors opening onto the garden, offering an ideal retreat or excellent potential for annexe-style living.

Upstairs, THREE GENEROUS DOUBLE BEDROOMS provide comfortable accommodation, with one enjoying its own EN-SUITE and ELEVATED SEA VIEW. A contemporary family bathroom with twin basin vanity unit serves the remaining bedrooms.

Externally, the property is approached via a generous driveway providing OFF ROAD PARKING for several vehicles, along with a GARAGE.

Externally, the property is approached via a generous driveway providing OFF ROAD PARKING for several vehicles, along with a GARAGE. The REAR GARDEN is a standout feature, extending to approximately 90ft, with a FULL-WIDTH COMPOSITE DECKED PATIO sets the tone for family gatherings and eating al fresco, the patio leading onto a level lawn, framed by established planting, this space is truly deal for relaxing, entertaining and making most of the setting.

Viewing is highly recommended and strictly by appointment with the sole agent.

## **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening into:

### **ENTRANCE HALL**

Bright and welcoming with tiled flooring, double glazed windows to either side of the door, large cloaks/ storage cupboard, open plan to:

### **RECEPTION HALL**

13'6 x 12'2 (4.11m x 3.71m)

Continuation of the tiled flooring, coving to ceiling, radiator, stairs rising to upper floor accommodation, under stairs storage cupboard.

### **L SHAPED LIVING-FAMILY ROOM**

26' narrowing to 11'7 x 21' narrowing to 12'4 (7.92m narrowing to 3.53m x 6.40m narrowing to 3.76m)

Triple aspect with double glazed windows to both side elevations, large double glazed window to front aspect with views over the front garden and having fitted internal blinds. There are three radiators, wood burning stove, television point, return door to entrance hall and wooden partially glazed French doors opening to:

### **KITCHEN-DINING ROOM**

20'8 x 18'3 (6.30m x 5.56m)

Impressive open plan room, dual aspect with two double glazed windows to side aspect, double glazed window and French doors to rear aspect with views and access onto the beautifully manicured garden. Ample space for large dining table and entertaining, down lights, partial up-lighting and radiator. The kitchen is fitted with a range of matching eye and base level cupboards and drawers with soft close hinges, granite worksurfaces with matching upstands, central island offering additional storage by way of cupboards and drawers, with granite worksurface over, integrated wine rack, resin one & ½ bowl sink with mixer tap, range style six ring gas cooker with double oven and grill, fitted cooker hood, tiled splashbacks, integrated dishwasher and space for American style fridge freezer.

### **INNER LOBBY**

5'7 x 3'2 (1.70m x 0.97m)

Offering a practical space for hanging coats and storing shoes, open plan to utility and door to:

### **DOWNSTAIRS WC**

Dual flush low level wc, pedestal wash hand basin with mixer tap, radiator, part tiled walls, tiled flooring, coving to ceiling, extractor for ventilation.

**UTILITY**

11'2 x 6'9 (3.40m x 2.06m)

Coving to ceiling, radiator, tiled flooring, part tiled walls, range of fitted eye and base level cupboards, worksurfaces, space and plumbing for washing machine and tumble dryer, inset drainer-sink unit with mixer tap, double glazed window and door to rear aspect with views and access onto the beautifully manicured garden.

**BEDROOM**

22'7 narrowing to 18'3 x 14'2 (6.88m narrowing to 5.56m x 4.32m)

Measurement excludes door recess. Large room that could be utilised for multi-generational living. Down lights, coving to ceiling, two radiators, walk-in-wardrobe with hanging rails and shelving, addition storage either side of wardrobes, double glazed window and French doors providing access to the garden, door to:

**EN-SUITE**

Panelled bath with mixer tap and glazed shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, part tiled walls, extractor for ventilation, down lights, coving to ceiling, radiator, double glazed opaque glass window to side aspect.

**FIRST FLOOR LANDING**

Two large storage cupboards, coving to ceiling, down lights, doors to:

**BEDROOM**

16'1 max x 14' (4.90m max x 4.27m)

Radiator, down lights, triple aspect with double glazed window to front aspect having lovely views over the front garden, further double glazed windows to rear and side elevations, with the rear facing window having lovely views over the garden and the side window having lovely views to the sea and as far reaching as Dungeness, access to eaves storage, door to:

**EN-SUTE**

Large walk-in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, radiator, down lights, extractor for ventilation, part tiled walls, tiled flooring, double glazed window to front aspect, double glazed Velux window to rear aspect.

**BEDROOM**

13'8 x 10'8 (4.17m x 3.25m)

Access to eaves storage, radiator, double glazed window to rear aspect with lovely views onto the garden.

**BEDROOM**

11'7 x 10'8 (3.53m x 3.25m)

Radiator, double glazed window to front aspect.

**FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment, glass shower screen, twin vanity enclosed wash hand basin's with twin mixer taps and ample storage set beneath, dual flush low level wc, tiled walls, tiled flooring, heated towel rail, coving to ceiling, double glazed obscured glass window to side aspect.

**OUTSIDE - FRONT**

Driveway providing off road parking for multiple vehicles, few steps up to a path leading to the front door, the path extends to the side aspect of the property, outside lighting, area of lawn with established plants, shrubs and a small tree, fenced front boundary, gated access to the rear garden.

**ATTACHED GARAGE**

Up and over door.

**REAR GARDEN**

Expansive with a composite decked patio abutting the property, outside water tap, external power point, decking giving way to a good sized manicured level lawn, established planted borders and stone path that sweeps down both side elevations to secure gated access. The garden is well-stocked with a variety of mature plants and shrubs, has outside lighting and a shed for storage.

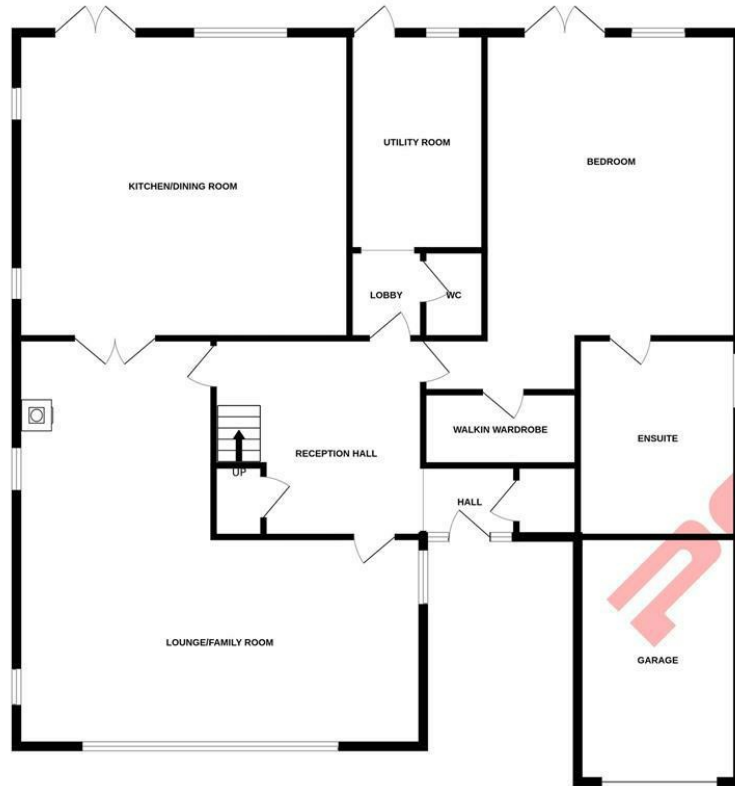
Council Tax Band: F



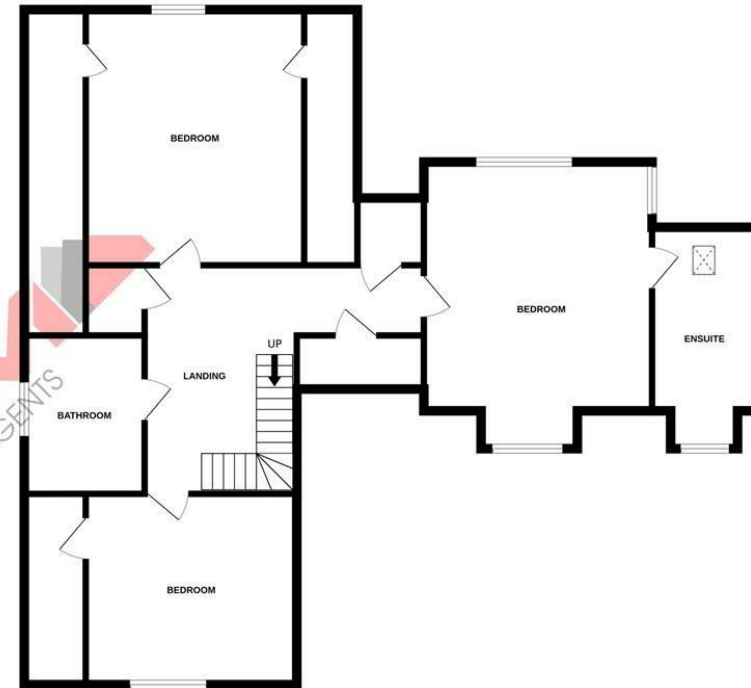




GROUND FLOOR (approx. 1,740 sq/ft)



1ST FLOOR (approx. 946 sq/ft)



(total approx. 2686 sq/ft)

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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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.