



ESTATE AGENTS

7, Amherst Road, Hastings, TN34 1TT

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

Offers Over £950,000

PCM Estate Agents are DELIGHTED to present an EXCEPTIONAL opportunity to acquire this INDIVIDUALLY DESIGNED, ARCHITECTURALLY DISTINCTIVE FIVE-BEDROOM DETACHED RESIDENCE, occupying a GENEROUS PRIVATE PLOT on the OUTSKIRTS OF HASTINGS TOWN CENTRE.

Beautifully extended and finished to an outstanding standard throughout, this remarkable home effortlessly combines CONTEMPORARY LUXURY with PRACTICAL FAMILY LIVING, creating one of the area's most impressive executive residences.

Approached via ELECTRONIC DOUBLE OPENING GATES, the property enjoys an imposing presence, set behind a substantial BLOCK PAVED CARRIAGE DRIVEWAY providing extensive off-road parking together with a LARGE DETACHED GARAGE featuring an ELECTRIC ROLLER DOOR and a useful ADJOINING STORAGE ROOM.

The accommodation extends to over three beautifully appointed floors, centred around a truly spectacular 38ft OPEN PLAN KITCHEN, DINING & FAMILY ROOM designed to become the heart of the home. Flooded with natural light from THREE BESPOKE PYRAMID LANTERNS and stunning COMMERCIAL-SIZE BIFOLD DOORS, this incredible entertaining space seamlessly connects indoor and outdoor living. The CONTEMPORARY KITCHEN is fitted with an extensive range of INTEGRATED APPLIANCES, complemented by elegant STONE WORKSURFACES, a substantial central island and a striking POLISHED PORCELAIN TILED FLOOR throughout. The impressive bifold doors open directly onto a SANDSTONE TERRACE, with grand central steps ascending to the main garden space. The ground floor also offers TWO ELEGANT RECEPTION ROOMS, a separate UTILITY ROOM together with a practical WC/boiler room.

The first floor provides FOUR WELL-PROPORTIONED BEDROOMS, including a superb guest suite with its own EN SUITE SHOWER ROOM, together with a beautifully appointed LUXURY FAMILY BATHROOM featuring both a freestanding bath and separate WALK-IN-SHOWER.

Occupying the entire second floor is the magnificent PRINCIPAL SUITE, creating a luxurious private retreat complete with a spacious WALK-IN DRESSING ROOM, stylish EN SUITE SHOWER ROOM and a private BALCONY enjoying delightful TOWNSCAPE VIEWS, distant SEA VIEWS and views towards the historic HASTINGS CASTLE.

Outside, the property continues to impress with GENEROUS, PRIVATE LAWNED GARDENS offering an excellent degree of seclusion, together with an outstanding GARDEN STUDIO, complete with its own fitted WC, making it ideal as a home office, gym, consulting room, creative studio or entertaining space.

Perfectly positioned on the outskirts of Hastings Town Centre, the property enjoys convenient access to a wide range of local amenities, highly regarded schools, Alexandra Park, tennis courts, shopping facilities, the seafront, and Hastings' mainline railway station offering direct links to London.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening into:

VESTIBULE

Tiled flooring, open plan to:

ENTRANCE HALL

Oak flooring, stairs rising to upper floor accommodation, under stairs storage space, radiator, doors to:

SNUG

19'5 into bay x 12'7 (5.92m into bay x 3.84m)

Dual aspect with double glazed window to side, double glazed bow window to front, high ceiling with ornate cornicing, ceiling rose, open fireplace, oak flooring and two radiators.

STUDY

17' into bay x 11' (5.18m into bay x 3.35m)

Oak flooring, radiator, high ceiling with cornicing, double glazed bay window to front aspect.

OPEN PLAN KITCHEN-DINING-FAMILY ROOM

38' max x 31' max narrowing to 29'8 (11.58m max x 9.45m max narrowing to 9.04m)

An impressive open plan reception room, with porcelain tiled flooring and being light with large bespoke made to measure bi-folding doors to rear that open to the garden and offer a perfect balance between indoor and outdoor living, having double glazed windows to side aspect and three bespoke pyramid lanterns. The kitchen area is fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, stone countertops and matching upstands over, electric induction hob with fitted cooker hood over, waist level oven and microwave oven, space for American style fridge freezer, feature island/ breakfast bar offering additional storage space set beneath a stone countertop, circular sink with mixer tap, further inset stainless steel one & ½ bowl sink with mixer tap, integrated dishwasher, inset spotlights and a bespoke pendant lighting over the dining table. This room is impressive and ideal for families, having a recessed area for television. Doors to utility and wc, glass feature doors providing access to the study.

UTILITY

16'9 into bay x 8'9 (5.11m into bay x 2.67m)

Continuation of the polished porcelain tiled flooring, space for further kitchen appliances including washing machine, tumble dryer and fridge freezer, double glazed bay window to front aspect, composite door to side providing access to the driveway and rear garden.

DOWNSTAIRS WC

Concealed cistern low level wc, vanity enclosed wash hand basin, wall mounted boiler, pressurised water cylinder, porcelain tiled flooring, double glazed window with frosted glass to rear aspect.

FIRST FLOOR LANDING

Double glazed window to front aspect providing access to a balcony with glass and metal balustrade and having views onto the carriage driveway and far reaching views over the town, including views to the sea and beyond. Doors opening to:

BEDROOM

13'1 x 13'4 (3.99m x 4.06m)

Fitted wardrobes with sliding doors, radiator, dual aspect with high ceilings and radiator, double glazed windows to side and rear elevations, with views to the rear over the garden and far reaching townscape views beyond, door to:

EN-SUITE

Tiled walls, tiled flooring, heated towel rail, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, walk-in shower with chrome style shower head and fitted seat, down lights, extractor for ventilation, wall mounted vanity mirror.

BEDROOM

11'5 x 11'3 (3.48m x 3.43m)

Coving to ceiling, radiator, dual aspect with double glazed windows to side and rear elevations with townscape views.

BEDROOM

13'3 into bay x 11'9 (4.04m into bay x 3.58m)

Radiator, high ceiling with cornicing, picture rail, double glazed bay window to front enjoying lovely views over the town and including views of the sea.

BEDROOM

13'5 x 11' into bay (4.09m x 3.35m into bay)

High ceiling, two radiators, double glazed bay window to front aspect with lovely far reaching views over Hastings and out to sea.

LUXURIOUS BATHROOM

Stand alone stone bathtub with floor standing mixer tap and shower attachment, lovely walk-in shower enclosure with rain style shower head and hand held-shower attachment, wall mounted twin wash hand basin's with mixer tap, concealed cistern dual flush low level wc, wall mounted cupboard, mirrored vanity unit, heated towel rail, part tiled walls, tiled flooring, extractor for ventilation, double glazed window with obscured glass to side aspect.

INNER HALL

Under stairs storage cupboard, double glazed window to side aspect with spectacular views to Hastings Castle, the sea and townscape views beyond to Alexandra Park, stairs rising to:

MASTER BEDROOM

24' max x 16' narrowing to 12'2 (7.32m max x 4.88m narrowing to 3.71m)

Impressive room with walk-in-wardrobe, radiator, triple aspect with double glazed windows to front and side elevations offering lovely townscape views, including views of the Castle, sea and Alexandra park, door to en-suite, French doors to:

BALCONY

Metal and glass balustrade, having lovely views over the garden and townscape views beyond.

EN-SUITE

Large walk-in shower with rain style shower head, vanity enclosed wash hand basin, dual flush low level wc, heated towel rail, tiled flooring, part tiled walls, down lights, extractor for ventilation.

REAR GARDEN

The garden is very private and enjoys plenty of sunshine throughout the day. There is a sandstone patio that abuts the property, reinforced with a retaining wall, having toughened safety glass and metal balustrade with central steps leading down to an area laid to lawn. There are established hedged borders, providing lots of privacy, a path to the side leading to a studio at the bottom of the garden and access to the garage, with a further seating area to one of the side elevations, offering a sheltered spot from the sun, ideal for enjoying a morning coffee.

GARDEN STUDIO

32' x 14'6 (9.75m x 4.42m)

Accessed via two sets of double glazed doors, ideal for those wanting to work from home or to have additional space for a home gym/ summer house or garden bar. Currently arranged as a boutique studio with sunken hot tub. There is external lighting, two double glazed windows, apex roof with loft hatch and a decked veranda. There is a door to a separate wc also having wash hand basin.

OUTSIDE - FRONT

The property has a carriage driveway providing off road parking for multiple vehicles. having double opening gates either side, plants and shrubs, established Money Puzzle Tree, external lighting, gated side access to the garden and access to the tandem garage.

TANDEM GARAGE

17'7 x 10'7 (5.36m x 3.23m)

Electric up and over door, partition wall with a further rear section of the garage, having door to the rear garden.

Council Tax Band: F



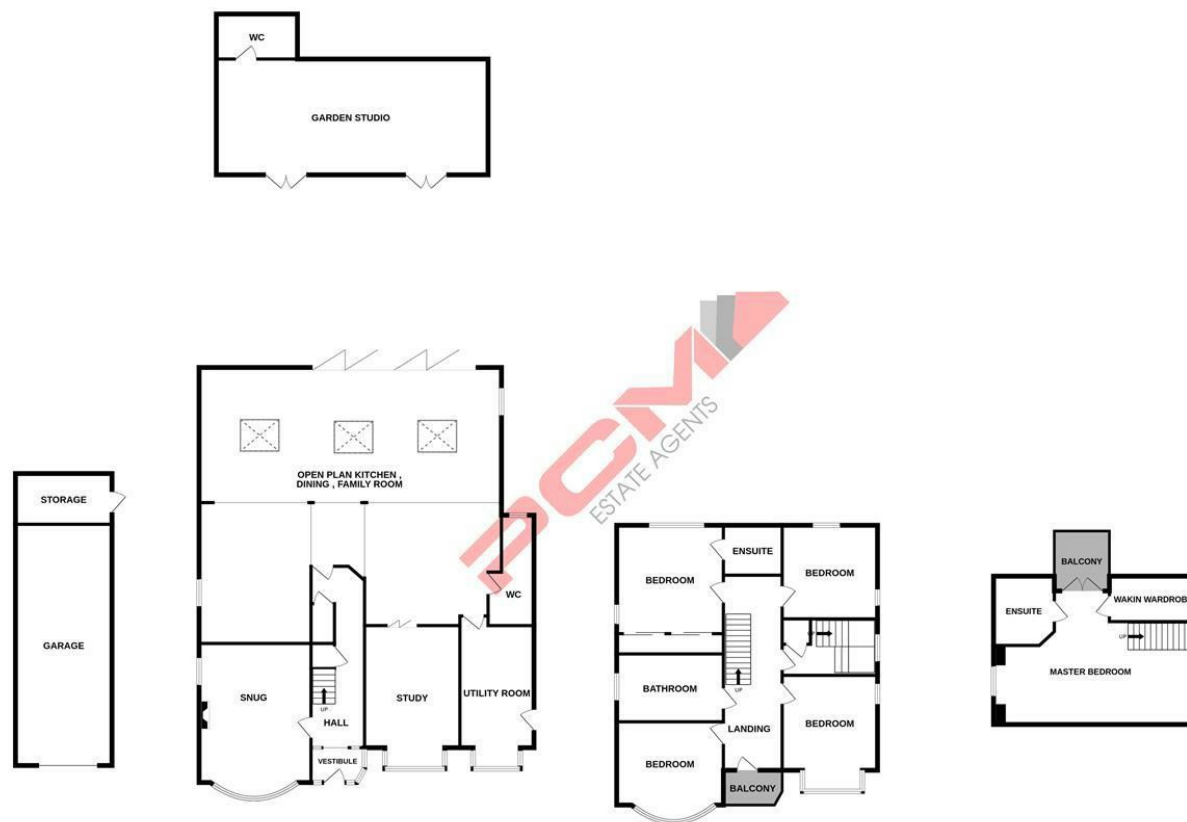




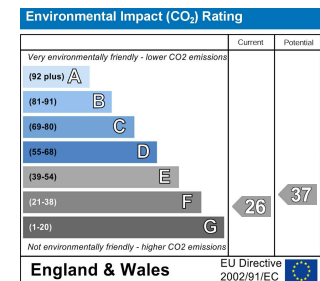
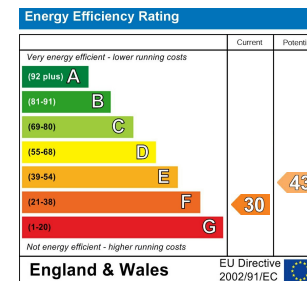
GROUND FLOOR

1ST FLOOR

2ND 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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