



**7, Sandrock Park, Hastings, TN34 2RQ**

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**Price £795,000**

PCM Estate Agents are thrilled to present an exceptional opportunity to acquire this STUNNING DETACHED FIVE BEDROOM FAMILY HOME, nestled in a highly sought-after, TRANQUIL PRIVATE DEVELOPMENT on the outskirts of Hastings. This remarkable property boasts BREATH-TAKING PANORAMIC VIEWS over St. Helen's Woods and the glistening sea.

Approached via a stylish resin driveway, the property features an INTEGRAL DOUBLE GARAGE and a beautifully LANDSCAPED GARDEN that basks in sunlight throughout the day. Inside, the home offers versatile and impeccably appointed accommodation. From the welcoming entrance hall with ample storage, you'll find a SPACIOUS LIVING ROOM and an OPEN PLAN KITCHEN-DINING AREA that perfectly frame those panoramic views of the garden, woods and sea. Additional features on the ground floor include a UTILITY ROOM a convenient DOWNSTAIRS WC and direct access to the GARAGE.

Upstairs, a GALLERIED LANDING leads to a LUXURIOUS MASTER BEDROOM with a WALK-IN-WARDROBE and a stylish EN-SUITE SHOWER ROOM. There are FOUR ADDITIONAL WELL-PROPORTIONED BEDROOMS and a contemporary family bathroom. The rear-facing bedrooms enjoy those delightful FAR REACHING VIEWS.

The GARDEN is a standout feature, thoughtfully landscaped and terraced to create multiple outdoor entertaining areas, perfect for dining al fresco while soaking in the views. At the bottom of the garden, there's direct access to a track that leads into the woods, offering a perfect blend of nature and privacy.

Conveniently located in this prestigious area of Hastings, the property is within easy reach of excellent schools and local amenities. Situated in a select development of executive homes behind secure wooden gates, this residence truly offers a perfect blend of luxury and tranquillity.

We highly recommend a viewing to fully appreciate all that this exceptional property has to offer.

#### **CANOPIED EXTERNAL PORCH**

With lighting and a composite double glazed front door opening to:

#### **SPACIOUS ENTRANCE HALL**

Opaque double glazed windows either side of the front door, L shaped hall with elegant staircase ascending to the upper floor accommodation, radiator, coving to ceiling, under stairs recessed area, wall mounted digital control for gas fired central heating, ample storage space, access to the integral double garage.

#### **DOWNSTAIRS WC**

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, part tiled walls, tiled flooring, coving to ceiling, double glazed window with opaque glass to side aspect and a triple radiator.

#### **LIVING ROOM**

21' x 13'1 (6.40m x 3.99m )

Spacious with double glazed window to front aspect with pleasant views over the front garden, radiator, television point, fireplace with wood burner, combination of wall and ceiling lighting, coving to ceiling, wooden partially glazed French doors providing far reaching views over St Helens Woods and out to sea, providing access to:

#### **DINING ROOM**

13'2 x 9'2 (4.01m x 2.79m)

Wood laminate flooring, two triple radiators, double glazed sliding patio door providing a pleasant outlook and access onto the garden, with far reaching view beyond over St Helens Woods and out to sea, partially open plan to:

#### **KITCHEN**

15'8 x 9'8 (4.78m x 2.95m)

Modern and built with a matching range of eye and base level cupboards and drawer, marble effect worksurfaces and tiled splashbacks, four ring Bosch electric hob with fitted cooker hood over, inset resin one & ½ bowl drainer-sink unit with mixer tap, waist level double oven and grill, space and plumbing for dishwasher, continuation of the wood laminate flooring, return door to entrance hall, down lights, coving to ceiling, double glazed window to rear aspect with some lovely views over the garden and some far reaching views over St Helens Woods and out to sea.

#### **UTILITY ROOM**

10'10 x '4 (3.30m x '1.22m)

Wall mounted Worcester boiler, space for appliances, fitted base level units

with marble effect worksurfaces over and tiled splashbacks, space and plumbing for washing machine, inset drainer-sink unit, part tiled walls, coving to ceiling, double glazed door opening to side providing access to the rear garden, double glazed window to rear providing a pleasant outlook over the garden with some far reaching views over St Helens Woods and out to sea.

#### **GALLERIED LANDING**

Double glazed window to front aspect, coving to ceiling, built in cupboard, radiator.

#### **MASTER BEDROOM**

17'3 x 14' (5.26m x 4.27m)

Double radiator, coving to ceiling, double glazed window to front aspect, leading to:

#### **WALK-IN DRESSING ROOM**

7'5 x 7'3 (2.26m x 2.21m)

Freestanding wardrobes with mirrored sliding doors, coving to ceiling, lighting.

#### **LUXURY EN-SUITE**

Large walk-in shower, dual flush low level wc, bidet, vanity enclosed wash hand basin with chrome mixer tap, tiled walls, tiled flooring, down lights, triple radiator, double glazed window with obscured glass for privacy to side aspect.

#### **BEDROOM**

18'4 x 13'5 (5.59m x 4.09m)

Coving to ceiling, double radiator, double glazed window to front aspect.

#### **BEDROOM**

14' x 10'1 (4.27m x 3.07m)

Radiator, coving to ceiling, double glazed window to rear aspect with spectacular far reaching views over St Helens Woods and out to sea.

#### **BEDROOM**

13'7 x 9'1 (4.14m x 2.77m)

Coving to ceiling, radiator, double glazed window to rear aspect with far reaching views over Hastings and out to sea.

#### **BEDROOM**

9'5 x 9'1 (2.87m x 2.77m )

Radiator, coving to ceiling, double glazed window to rear aspect with spectacular views over St Helens Woods and out to sea.

#### **FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment, dual flush low level wc, bidet, vanity enclosed wash hand basin with chrome mixer tap, down lights, large wall mounted mirror, tiled walls, tiled flooring, triple radiator, double glazed window with obscured glass to rear aspect for privacy.

#### **OUTSIDE - FRONT**

The property has an attractive façade and is approached via a resin driveway providing off road parking for multiple vehicles, section of lawned front garden.

#### **DOUBLE GARAGE**

18'8 narrowing to 14'2 x 17'1 (5.69m narrowing to 4.32m x 5.21m)

Twin up and over doors, power and light, storage cupboard, consumer unit for the electrics.

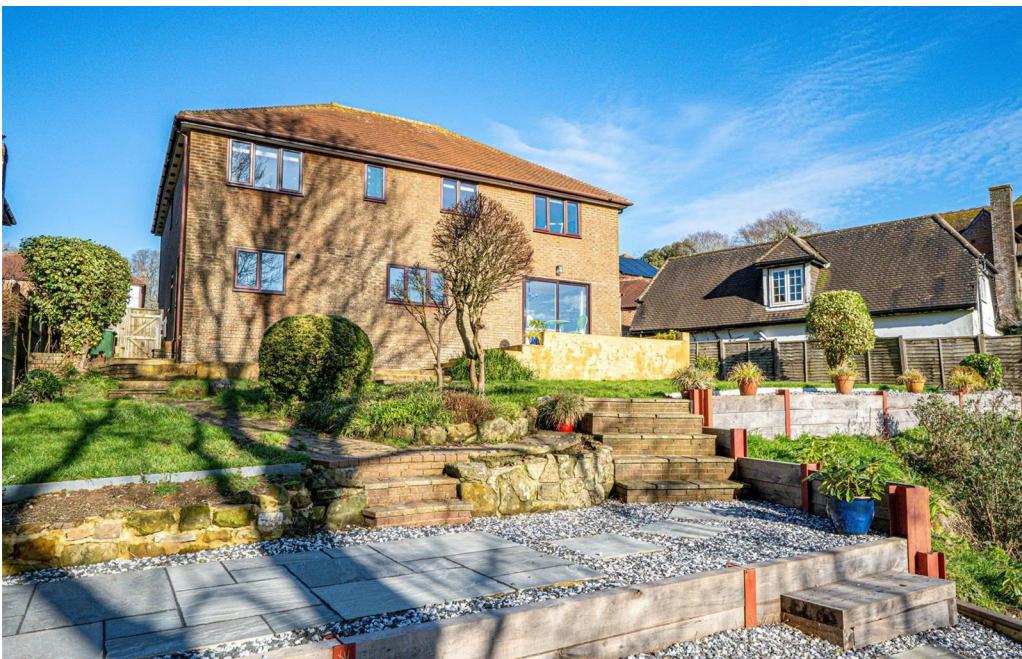
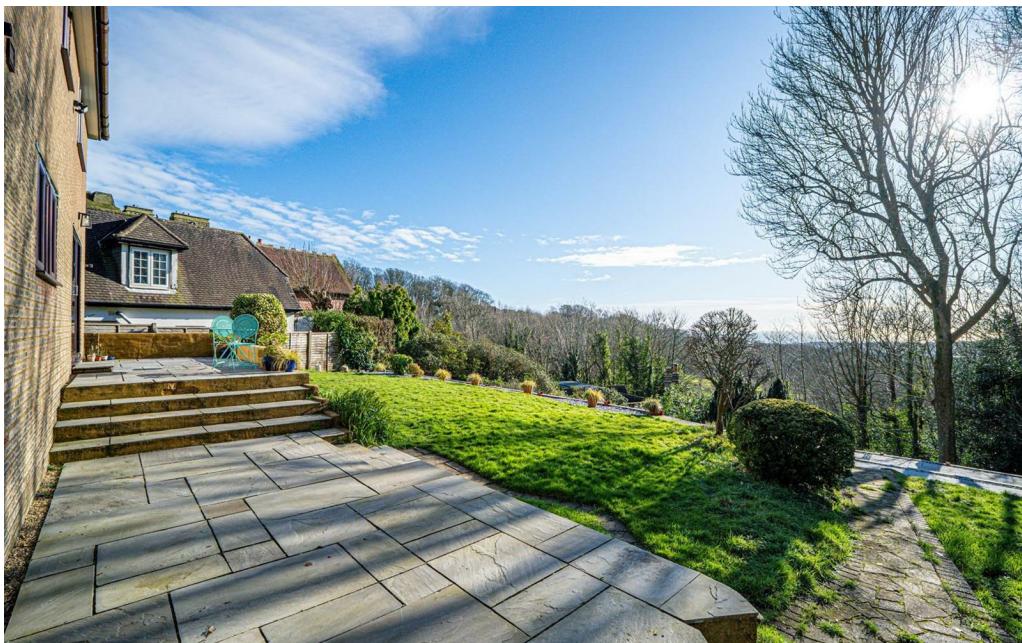
#### **REAR GARDEN**

Sympathetically terraced and offering outstanding views over St Helens Woods and to the sea, along with access directly into St Helens Woods. The property has a sandstone patio abutting the house itself, providing ample space to entertain and eat al-fresco, section of lawn, further patio areas with established planted borders. There is an outside water tap, gated side access to front and steps down to the bottom of the garden which leads to a track and has access into St Helens Woods.

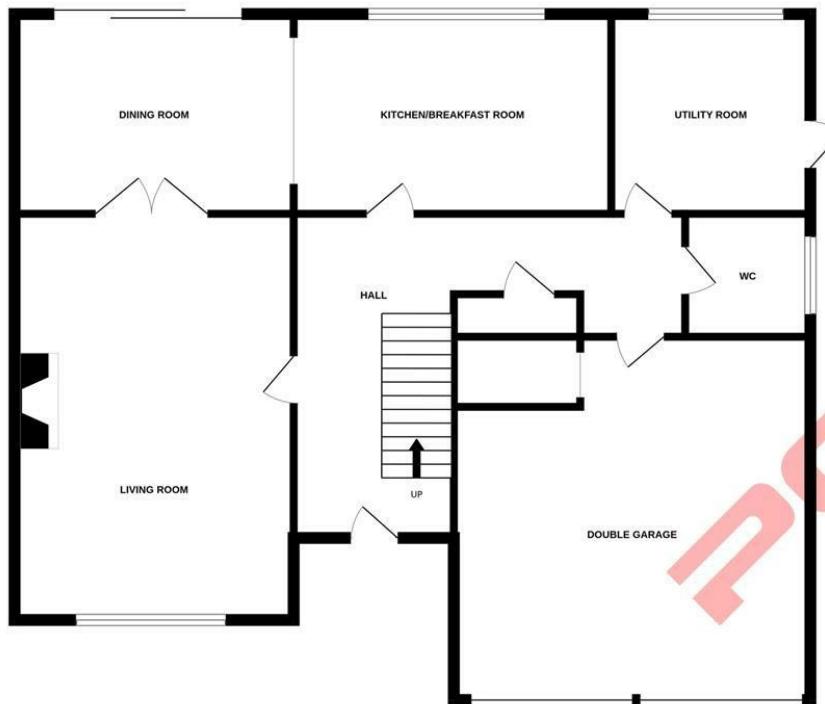
Council Tax Band: G



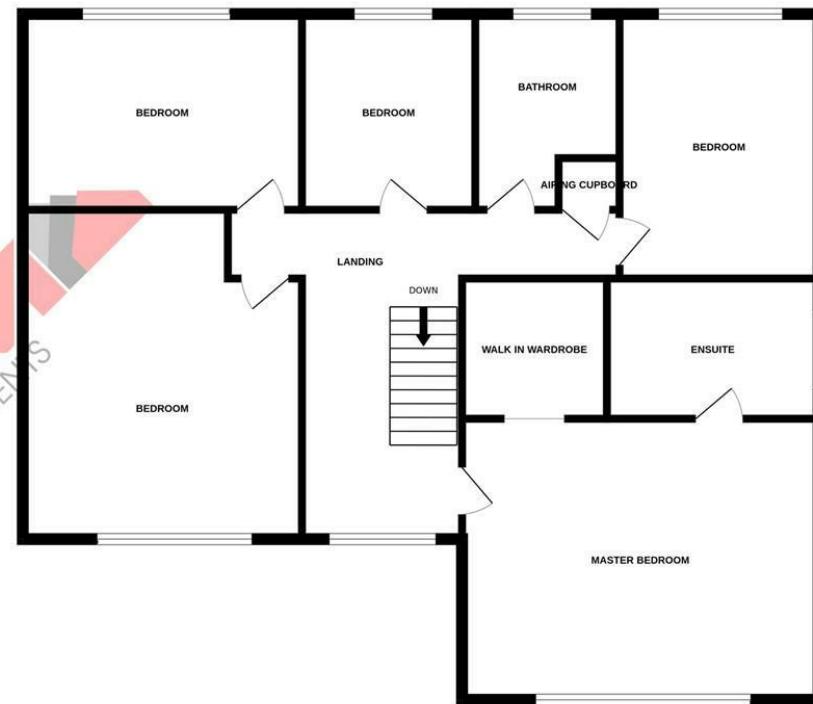




## GROUND FLOOR



## 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			