



ESTATE AGENTS

## Beechwood with Land, Chowns Hill, Hastings, TN35 4PA

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**£750,000**

PCM Estate Agents are delighted to welcome to the market this exciting opportunity to acquire a UNIQUE and INDIVIDUAL DETACHED FOUR BEDROOM FAMILY HOME, occupying a GENEROUS PLOT with approximately 4.3 ACRES OF LAND (unverified), in an ELEVATED POSITION with WONDERFUL FAR REACHING COUNTRYSIDE VIEWS.

Approached via a sweeping driveway providing AMPLE OFF ROAD PARKING, the property immediately creates a sense of space and privacy. Steps rise to a raised patio area, offering a pleasant outlook over the front gardens and providing the perfect spot to enjoy the surrounding scenery.

From this point the accommodation is thoughtfully arranged over split levels, with the accommodation positioned above an impressive DOUBLE GARAGE. Upon entering, you are greeted by a spacious entrance hall, providing access to a STUDY, a TRIPLE ASPECT LIVING ROOM, separate DINING ROOM, KITCHEN-BREAKFAST ROOM, UTILITY ROOM, SHOWER ROOM and a wonderful CONSERVATORY overlooking the gardens. The conservatory provides a fantastic additional living space, ideal for relaxing, entertaining or simply enjoying the peaceful surroundings, with direct access onto the garden.

A few steps from the entrance hall lead to the landing, where you will find FOUR WELL-PROPORTIONED BEDROOMS, including a PRINCIPLE BEDROOM with EN-SUITE SHOWER ROOM, along with a family bathroom. There is also a staircase from the landing to a boarded loft space, which could be converted into, subject to the necessary consents/ regulations.

Externally, the property continues to impress with BEAUTIFULLY ESTABLISHED GARDENS offering a high degree of privacy. A stone patio provides an excellent outdoor entertaining area, with plenty of space for alfresco dining, while areas of lawn beyond create a perfect setting for families, keen gardeners or those looking to enjoy a peaceful outdoor lifestyle. The garden enjoys sunshine throughout much of the day and is a true feature of this wonderful home.

Another standout feature is the SUBSTANTIAL DOUBLE GARAGE, positioned beneath the main accommodation and accessed via stairs from the entrance hall. This area offers excellent versatility, incorporating a BOILER ROOM/ WORKSHOP area and providing superb storage, parking or potential for those requiring additional workspace.

Situated in a SEMI-RURAL LOCATION, Beechwood enjoys attractive views while remaining conveniently positioned for access to nearby amenities, Hastings town centre, surrounding road links and a selection of popular local schools.

A truly special home offering space, versatility, privacy and a wonderful setting. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

#### **ENTRANCE HALL**

Accessed via a partially glazed wooden front door, with stairs rising to upper floor accommodation, radiator, dado rail, heating thermostat, internal access to the integral garage via stairs.

#### **LIVING ROOM**

25'7 x 16'2 (7.80m x 4.93m )

An impressive triple aspect reception room flooded with natural light from windows to the front, side and rear. A large front window enjoys delightful views across the front garden and surrounding countryside, whilst French doors open directly onto the rear garden. The room features two radiators, an attractive brick fireplace housing a wood-burning stove, television point, coved ceiling and an adjoining door to:

#### **DINING ROOM**

12'6 x 11'4 (3.81m x 3.45m)

A well-proportioned room with French doors and adjoining windows overlooking and opening onto the rear garden, creating an ideal entertaining space. Finished with coving to ceiling and radiator.

#### **KITCHEN-BEAKFAST ROOM**

12'5 x 12' (3.78m x 3.66m)

Fitted with an extensive range of matching eye and base level units complemented by stone worktops. Featuring include a Rangemaster Classic 90 range cooker, integrated microwave, one & ½ bowl sink with moulded drainer and mixer tap, tiled flooring, part tiled walls, downlights, coving to ceiling, Velux roof window and a large rear-facing window overlooking the garden. There is ample space for a breakfast table.

#### **UTILITY ROOM**

7'1 x 7'1 (2.16m x 2.16m)

Continuing the tiled flooring, fitted with additional wall and base units, a further stainless steel sink, plumbing for a washing machine, space for a tumble dryer and an American-style fridge-freezer. A rear door provides access into:

#### **CONSERVATORY**

34' x 14'4 narrowing to 8'6 (10.36m x 4.37m narrowing to 2.59m)

A generous size with part-brick and double-glazed construction, offering an excellent additional reception area with space for both lounge and dining furniture. Sliding patio doors open onto the rear garden, whilst a further door provides access to the side

passage. Additional features include tiled flooring, electric radiator, ceiling fan with light and a large built-in storage cupboard.

#### **STUDY**

11'3 x 8'8 (3.43m x 2.64m)

A bright front-facing room enjoying attractive countryside views, making an ideal home office or hobby room. Finished with coving to ceiling and radiator.

#### **SHOWER ROOM**

10'1 x 7'1 (3.07m x 2.16m)

Spacious and contemporary fitted with a large walk-in shower, vanity wash hand basin, concealed cistern WC, heated towel rail, fully tiled walls, downlights, extractor ventilation and a front-facing obscured window.

#### **LANDING**

Split-level landing with an excellent range of built-in storage cupboards, including an airing cupboard housing the immersion tank, stairs rising to a boarded loft space which could be converted - subject to necessary planning consents/ regulations. Access to:

#### **BEDROOM**

13'7 x 12' (4.14m x 3.66m )

A spacious dual aspect principal bedroom overlooking the rear and side gardens, benefitting from two built-in double wardrobes, radiator and coving to ceiling.

#### **BEDROOM**

9'9 x 9'9 (2.97m x 2.97m)

A generous double bedroom enjoying far-reaching countryside views from the front aspect, complete with built-in double wardrobe, door to:

#### **EN-SUITE**

Fitted with a walk-in shower, pedestal wash hand basin, WC, tiled walls, downlights and extractor ventilation.

#### **BEDROOM**

13'1" x 8'11" (4.01m x 2.74m )

Another excellent dual aspect double bedroom enjoying views over the front garden and countryside, complete with built-in double wardrobe, television point and radiator.

#### **BEDROOM**

9'6 x 7'4 ( 2.90m x 2.24m)

A comfortable fourth bedroom featuring a built-in double wardrobe, radiator and side-facing window, making an ideal guest room, nursery or home office.

#### **BATHROOM**

10'2 x 9'6 (3.10m x 2.90m)

A particularly spacious room fitted with a corner Jacuzzi-style bath, separate walk-in shower, concealed cistern WC, vanity wash hand basin with extensive storage, heated towel rail, radiator, part tiled walls and an obscured side window.

#### **LOWER GROUND FLOOR HALL**

Accessed via stairs from the main hallway, providing access to the boiler room, additional storage room and the integral garage.

#### **BOILER ROOM**

8'2 x 5'1 (2.49m x 1.55m)

Housing the wall-mounted boiler, with radiator and rear-facing window.

#### **STORAGE ROOM**

12'7 x 6'6 (3.84m x 1.98m)

A useful additional room ideal for storage, workshop space or hobbies, with direct access into:

#### **INTEGRAL DOUBLE GARAGE**

31'3 x 11'3 (9.53m x 3.43m)

An exceptional integral double garage . Benefitting from motorised up-and-over doors, extensive built-in storage, power, lighting and a water supply, making it ideal for vehicle storage, a workshop or further hobby space.

#### **OUTSIDE - FRONT**

The property is approached via a sweeping private driveway providing ample off-road parking for multiple vehicles. The front garden is mainly laid to lawn with mature planted borders and established landscaping. A large stone terrace immediately in front of the property provides a wonderful seating area from which to enjoy the far-reaching countryside views.

#### **REAR GARDEN**

A beautifully established and private rear garden commencing with an expansive stone patio, creating an excellent space for outdoor dining and entertaining. Beyond lies a generous lawn bordered by mature trees and shrubs, offering plenty of space for families and keen gardeners alike. A fixed timber pergola provides welcome shade during the warmer months, while the sunny and secluded aspect creates a peaceful setting throughout the day.

#### **AGENTS NOTE**

The property sits on approximately 4.3 acres (unverified) but is also listed at a lower price of £675,000 occupying a smaller plot of 0.47 of an acre (unverified). The remaining 1 acre with pond will be retained or included for an additional sum.

Council Tax Band: F



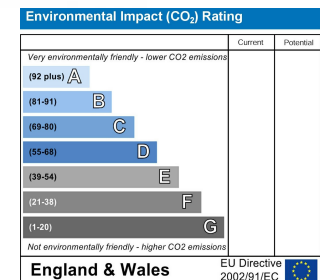
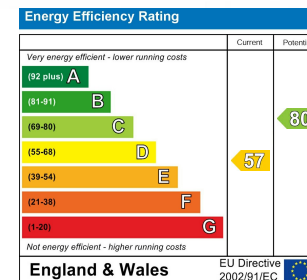






Lower Ground Floor

Ground Floor



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.