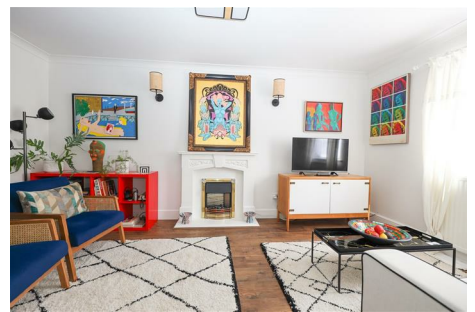




Penbuckles Mews Cottage, Sandrock Hall, Hastings, TN34 2RB

AN IMPRESSIVE THREE BEDROOM, TWO RECEPTION ROOM DETACHED COTTAGE STYLE HOME FORMING PART OF THE HISTORIC SANDROCK HALL AND FORMER PREPARATORY SCHOOL GROUNDS IN THIS BEAUTIFULLY TUCKED AWAY POSITION, CLOSE TO ST. HELENS WOODS, LOCAL AMENITIES, BUS SERVICES, SCHOOLS AND THE CONQUEST HOSPITAL.

The property is approached via a 300ft private residents driveway and is immaculately presented throughout, retaining character and charm with accommodation arranged over two floors to include an entrance hallway with large understairs walk-in store cupboard, a 16'5 x 10'0 living room with feature fireplace, a separate dual aspect dining room with french doors to the private courtyard garden. There is also an adjoining kitchen which has integrated appliances.

To the first floor, there are three double bedrooms with an en-suite shower room to the main bedroom, fitted wardrobes to bedroom two and a contemporary family bathroom/w.c. with over bath shower.

Outside, there are two allocated parking spaces to the front of the house, a south facing wall enclosed courtyard providing seclusion and a garage which could be converted to provide additional ground floor accommodation (subject to necessary consents) or an office for those wanting to work from home. The property would make the perfect lock up and go or as a comfortable main home ready for immediate occupation. Further benefits include gas fired central heating, double glazing, 8ft ceilings and viewing is considered essential with the owners Sole agent, Charles & Co.

Price £365,000

Penbuckles Mews Cottage, Sandrock Hall, Hastings, TN34 2RB



- Impressive Detached Cottage
- Immaculately Presented Throughout
- Enclosed Courtyard Garden
- Viewing Considered Essential
- Tucked Away Mews Location
- Kitchen with Built-In Appliances
- Allocated Parking and Garage
- Three Bedrooms & Two Reception Rooms
- Family Bathroom & En-Suite/w.c.
- Close to Amenities & St Helens Woods

Entrance Vestibule

Entrance Hall

12'2 x 4'5 (3.71m x 1.35m)

Living Room

16'5 x 10'0 (5.00m x 3.05m)

Dining Room

10'11 x 8'7 (3.33m x 2.62m)

Kitchen

8'10 x 7'5 (2.69m x 2.26m)

First Floor Landing

Bedroom One

16'8 x 8'1 (5.08m x 2.46m)

En-Suite Shower Room/W.C

6'5 x 5'8 (1.96m x 1.73m)

Bedroom Two

12'7 x 8'0 (3.84m x 2.44m)

Bedroom Three

11'0 x 7'2 (3.35m x 2.18m)

Family Bathroom/W.C

11'0 x 5'6 (3.35m x 1.68m)

Outside

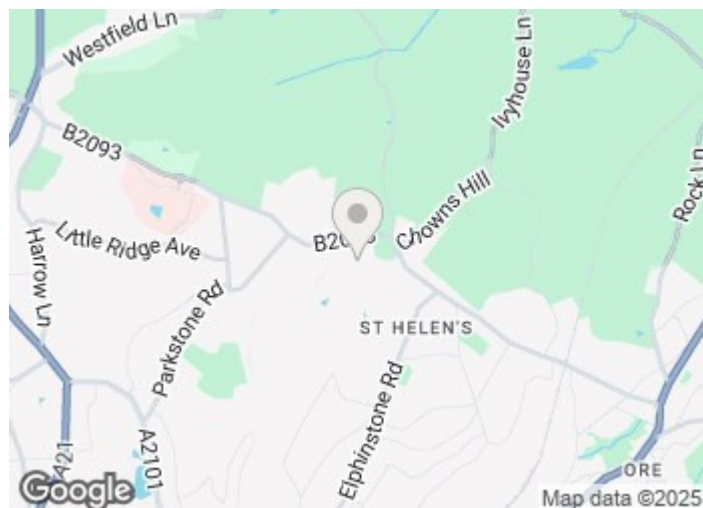
Side Courtyard Garden

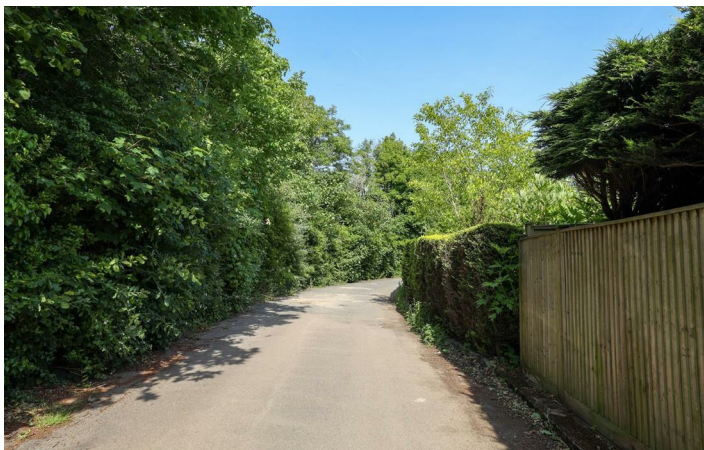
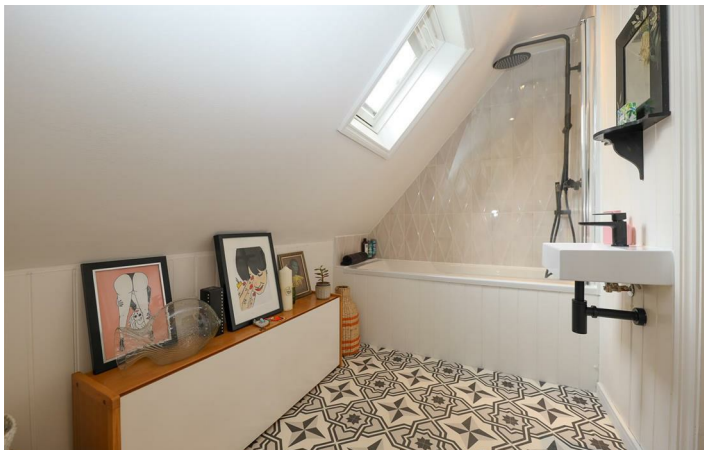
15'0 x 11'0 max (4.57m x 3.35m max)

Parking

Garage

16'10 x 8'3 (5.13m x 2.51m)





Floor Plan



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

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		84
(81-91) B		
(69-80) C	71	
(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	