



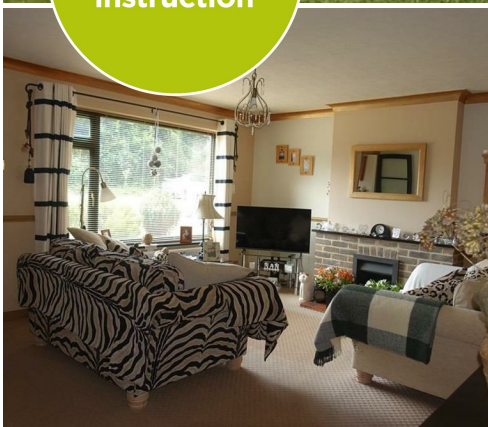
**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Selmeston Close, Hastings, TN34 1TH

Freehold | House - Detached | 4 Bedrooms

Home + Castle are pleased to advertise this lovely 4 bedroom, 2 reception, detached family home in a select cul-de-sac development of just 5 houses. Features double glazing, gas central heating, conservatory, integral garage, off-road parking and woodland outlook to the rear.

Located within walking distance of local schools, shops, Alexandra Park, Amherst Tennis Club, Hastings town centre and seafront. Mainline rail stations are available at Hastings or St Leonards Warrior Square. Great location.

**FOR SALE**  
**FREEHOLD**  
**£450,000**

## Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

## Front of Property

Large area of lawn with mature shrubs and hedges. Off-road parking in front of garage. Side gate for access to rear garden.

## Hallway

Good sized hallway with double glazed window to side of property. Radiator and pendant light. Vinyl tile effect flooring. Features ornate wrought iron gate to 1st floor landing. Leads on to living room.

## Living Room 14'11" x 14'4" (4.55m x 4.37m)

Double glazed window to front garden. Gas fire set in York stone fireplace. Pendant light and carpet. Opens into dining room plus door to kitchen breakfast room.

## Kitchen/Breakfast Room 16'8" x 9'9" max (5.08m x 2.97m max)

Spacious kitchen breakfast room. Breakfast bar, 5 ring gas hob (included) built-in oven, space for under counter fridge and also for a freezer. Range of wall and base units with drawers. Tiled floor and part tiled walls. Plenty of worktop areas. Double glazed windows x 2 to rear garden and woodland. Double glazed door to side of property. Leads to ground floor WC and Integral Garage.

## Dining Room 9'9" x 9'8" (2.97m x 2.95m)

Radiator, power points, pendant light, serving hatch to kitchen and double glazed sliding doors to conservatory. Carpet.

## Conservatory 10'5" x 7'8" (3.18m x 2.34m)

Double glazed conservatory with tiled floor, radiator, power points and wall light. French doors to patio and enclosed garden. Woodland outlook.

## Ground Floor WC 5'2" x 4'9" (1.57m x 1.45m)

WC, basin with vanity unit, tiled floor and opaque window to side of property.

## Landing 16'1" x 3'11" (4.90m x 1.19m)

Carpet, pendant light, double cupboard for storage and double glazed window to side of property.

## Bedroom 1 14'10" x 11'8" (4.52m x 3.56m)

Built-in double wardrobes x 3 plus built-in cupboard for additional storage. Radiators x 2, power points, ceiling light, carpet and double glazed windows x 2 to front of property.

## Bedroom 2 12'4" x 10'3" (3.76m x 3.12m)

Double glazed window overlooking rear garden and woodland. Power points, radiator, pendant light and carpet.

## Bedroom 3 9'1" x 8'2" (2.77m x 2.49m)

Double glazed window to front, pendant light, power points, carpet and built-in cupboard.

## Bedroom 4 9' x 8'2" (2.74m x 2.49m)

Double glazed window overlooking rear garden and woodland. Pendant light, power points, radiator and carpet.

## Bathroom 8'1" x 6'8" (2.46m x 2.03m)

Bath with mixer taps, shower attachment and riser kit. Basin, WC and tall cupboard for storage. Chrome ladder style radiator, ceiling light, part tiled walls, vinyl tile effect flooring and double glazed opaque window to rear of property.

## Integral Garage 17'6" x 8'2" (5.33m x 2.49m)

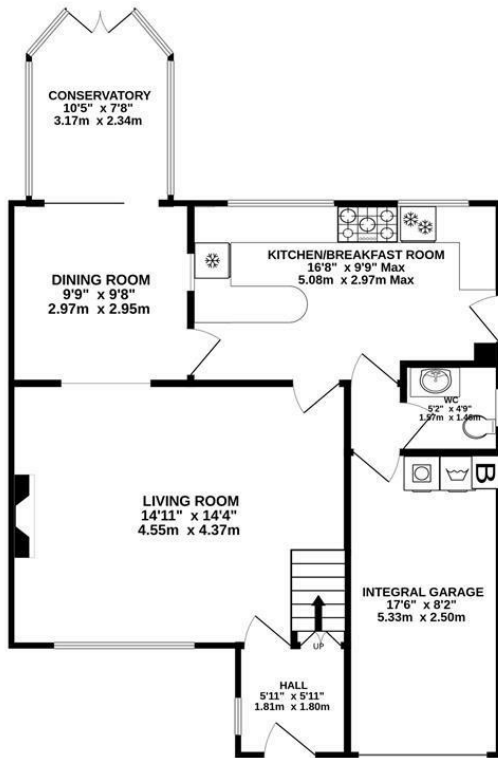
Door from kitchen to garage. Plumbing for washing machine. Power points, lights and shelving. Wall mounted IDEAL LOGIC boiler. Up and over door.

## Rear of Property

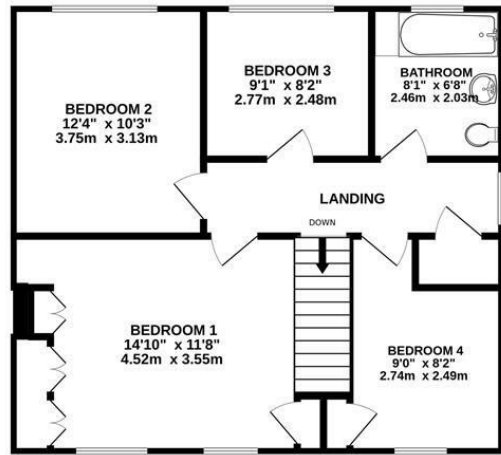
Enclosed rear garden with plenty of patio area. Steps down to area of lawn with mature plants, shrubs and hedging. Large shed to the side plus water feature. Woodland backdrop. Large area to side of property with gate to front garden.

# Floor Plan

**GROUND FLOOR**  
783 sq.ft. (72.8 sq.m.) approx.



**1ST FLOOR**  
628 sq.ft. (58.4 sq.m.) approx.

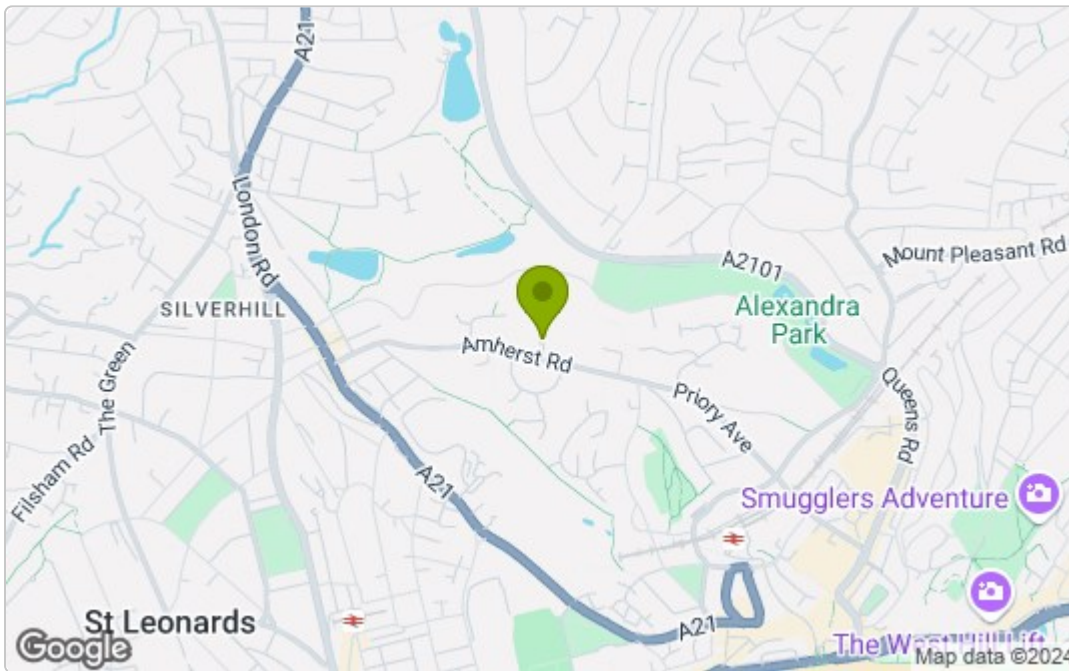


**4 BEDROOM DETACHED HOUSE**

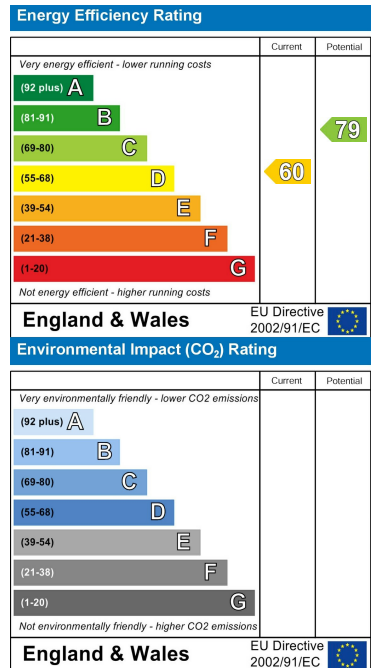
TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

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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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.