



Treetops,
21 Ochiltree Road,
Hastings,
East Sussex,
TN34 2AJ



21 Ochiltree Road

An opportunity to acquire a spacious detached chalet bungalow that stands on elevated ground up a long private driveway commanding fabulous southerly views over the town to the English Channel, all set amidst approximately 2 acres (tbv) that includes a parcel of woodland with extensive parking and garage.

Features

DETACHED CHALET STYLE
BUNGALOW

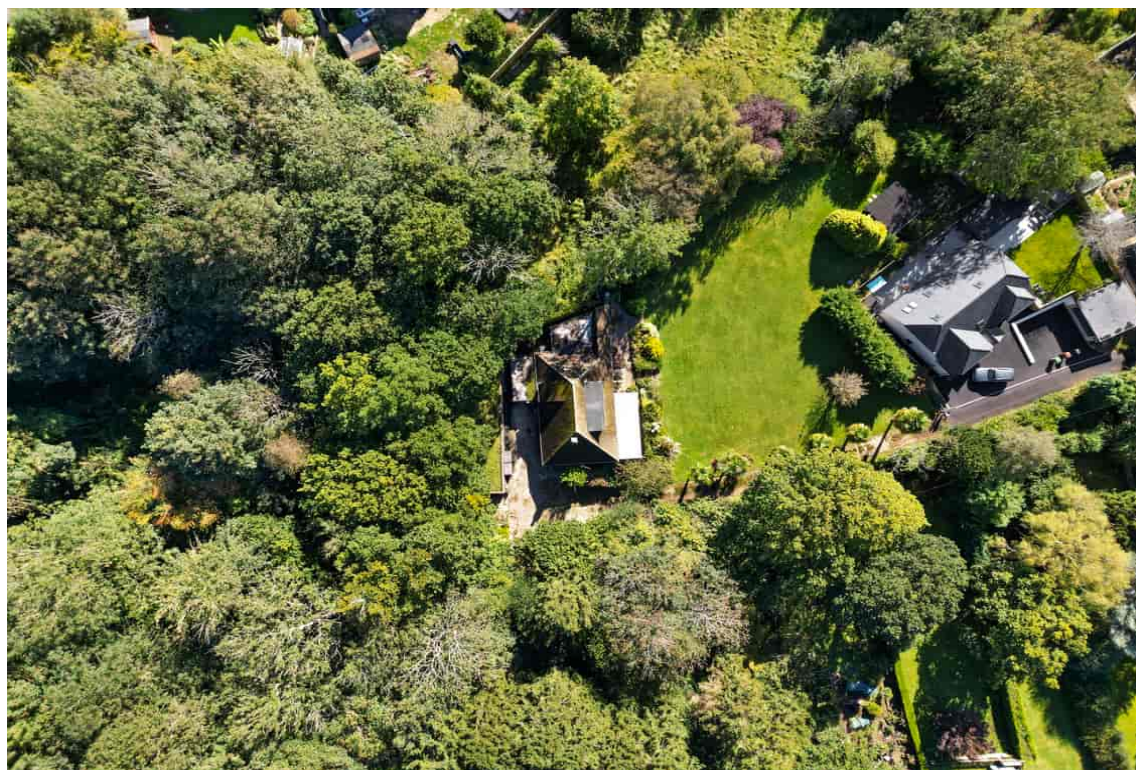
GARDENS AND GROUNDS OF
APPROX. 2 ACRES

POPULAR LOCATION

4 BEDROOMS 1 WITH EN-SUITE

FABULOUS VIEWS TO ENGLISH
CHANNEL

LONG PRIVATE DRIVEWAY



Description

Situated in a fabulous setting up a long driveway within a popular part of town, this large detached chalet style bungalow is surrounded by gardens and grounds that extend to approximately 2 acres (tbv) offering privacy and seclusion whilst commanding fabulous southerly views over the town towards the English Channel. Set up a long private driveway, the gardens are predominantly set to the front of the property with large areas of patio that take in the views and to the rear is a section of broad leaf woodland. The accommodation is spacious and has been extended since it was originally built and now provides generous reception rooms that take in the fabulous views with two principal reception rooms, a garden room, two ground floor bedrooms, one with an en-suite, and two first floor bedrooms. The property benefits from double glazing and gas central heating and whilst tucked away it is conveniently situated close to the town centre and seafront.

Directions

From Hastings Cemetary on The Ridge proceed down Elphinstone Road and just before the football field turn left into Ochiltree Road where the entrance to the driveway to No 21 will be found along on the left hand side.
What3Words:///retire.thin.crest



THE ACCOMMODATION IS APPROACHED FROM THE REAR

A double glazed door to

KITCHEN

14' 7" x 9' 10" (4.45m x 3.00m) with window and glazed door to rear and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with space and plumbing for dishwasher, integrated fridge, two freezers, a fitted double oven and a large area of granite working surfaces incorporating a four burner gas hob with extractor fan above and stainless steel sink with etched drainer and mixer tap. A sliding door leads through to the

DINING ROOM

10' 0" x 9' 0" (3.05m x 2.74m) having a dual aspect with double doors to the rear and a wide opening through to the

LIVING ROOM

18' 4" x 12' 7" (5.59m x 3.84m) having a dual aspect with window taking views through the garden onto the English Channel.



INNER HALLWAY

with door to kitchen, stairs to first floor landing with large understairs cupboard.

GARDEN ROOM

25' 8" x 8' 7" (7.82m x 2.62m) with large picture windows taking in views over the garden to the English Channel with glazed doors to patio and garden.

BATHROOM

7' 10" x 7' 7" (2.39m x 2.31m) with obscured window to side, fully tiled with a panelled bath with glazed shower screen, heated towel rail, pedestal wash hand basin and low level wc.

STUDY/BEDROOM

12' 4" x 9' 7" (3.76m x 2.92m) with window taking in views over the gardens and beyond.

MASTER BEDROOM

of irregular shape measuring 13' 2" x 11' 7" (4.01m x 3.53m) widening to 16' with picture window and double doors opening onto the patio and garden with sea views beyond.



EN-SUITE

with obscured window to rear, fully tiled and fitted with a shower enclosure with glazed door, heated towel rail, low level wc, pedestal wash hand basin. DRESSING AREA with hanging rail and shelving.

FIRST FLOOR LANDING

WC

with Velux window to side and fitted with a close coupled wc and wash hand basin.

BEDROOM

9' 8" x 8' 3" (2.95m x 2.51m) with picture window taking in views, cupboard with hanging rail.

BEDROOM

13' 10" x 8' 6" (4.22m x 2.59m) with picture window taking in views of the garden and towards the English Channel, cupboard with hanging rail.

GARAGE

15' 9" x 9' 9" (4.80m x 2.97m) with electric roller shutter door, power and light, pedestrian door to rear.

OUTSIDE

To the front the property is approached over a long private driveway that rises up and leads to a gated entrance with further driveway rising up to the side of the property where there is parking and access to the garage at the rear. The gardens are extensive and beautifully planted offering a great deal of privacy with established borders boasting an array of plants, shrubs and specimen trees with a small POLE BARN 17' 10" x 14' 0" (5.44m x 4.27m) and a DOUBLE TIMBER GARAGE/STORE 18' 2" x 18' 0" (5.54m x 5.49m) with two hinged doors. To the rear of the property is access to the garage with a raised area of level lawn and small patio. Beyond is a small area of deciduous woodland that rises up to the rear providing a private backdrop, in all amounting to approximately 2 acres (tbv).

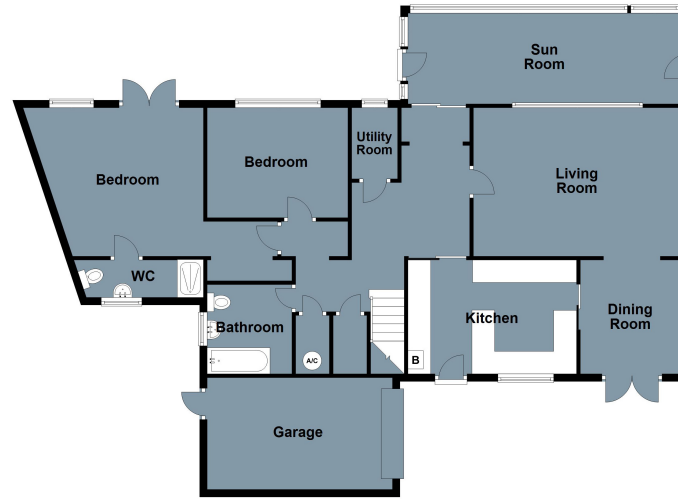
COUNCIL TAX

Hastings Borough Council - Band D - £2,437.47



Ground Floor

Approx. 144.9 sq. metres (1559.4 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 178.9 sq. metres (1925.8 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

