



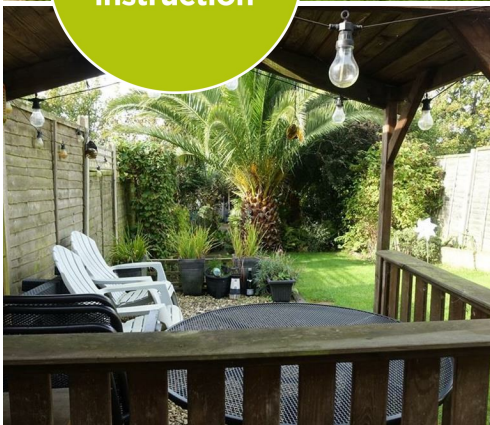
**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Parker Road, Hastings, TN34 3TH

Freehold | House | 3 Bedrooms

Home + Castle are pleased to advertise this immaculately presented 3 bedroom semi-detached home in a very popular location. The property features gas central heating, double glazing, open plan kitchen diner, living room, sun room and off-road parking for 2 cars. The gardens to the front and back are a particular feature of the property with the 100' rear garden split into 2 sections with a wide range of mature plants, shrubs and tropical trees.

**FOR SALE**  
**FREEHOLD**  
**£325,000**

## 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

Off-road parking for 2 cars, steps down to seating area and porch. Mature garden with grass, tropical trees, shrubs and hedging. Area to store bins. Side gate for access to rear of property.

## Porch 6'3" x 2'11" (1.91m x 0.89m)

Power point, down light, shelving, wood effect vinyl flooring and door to hallway.

## Hallway 12'10" x 4'8" max (3.91m x 1.42m max)

Under stairs cupboards x 2, double glazed window to side of property, radiator, power point, BT point and carpet.

## Living Room 12'7" x 9'9" (3.84m x 2.97m)

Fireplace, radiators x 2, power points, TV point, pendant light and carpet. Double glazed bay window to front of property.

## Open Plan Living Area

Incorporating dining area, kitchen area and sun room.

## Dining Area 14'11" x 9'11" (4.55m x 3.02m)

Double glazed window to side of property, built-in cupboards, power points, radiator, wood effect vinyl flooring and pendant light.

## Kitchen Area 8' x 7'5" (2.44m x 2.26m)

Stylish kitchen with range of wall & base cupboards, drawers, integrated tall fridge freezer, space for slim dish washer and plumbing for washing machine. Electric hob and oven with extractor hood. Part-tiled walls. Wood effect vinyl flooring and double glazed window to rear garden. Wall mounted Worcester boiler.

## Sun Room 6'10" x 6'7" (2.08m x 2.01m)

Outlook to westerly facing rear garden. Pendant light and carpet.

## Landing 7'5" x 5'11" (2.26m x 1.80m)

Pendant light and carpet.

## Bedroom 1 11'10" x 8'8" (3.61m x 2.64m)

Built-in wardrobes, power points, TV point, radiator, pendant light and carpet. Double glazed bay window to front of property.

## Bedroom 2 10'9" max x 8'6" max (3.28m max x 2.59m max)

Power points, pendant light, TV point, radiator & carpet. Double glazed window overlooking rear garden.

## Bedroom 3 7'5" x 5'11" (2.26m x 1.80m)

Built-in cupboard, power points, pendant light, radiator & carpet. Double glazed window to front of property.

## Bathroom 6'4" x 5'10" (1.93m x 1.78m)

Bath with shower screen, mixer taps and riser kit. WC, basin with shelf and wall mirror. Chrome ladder style towel radiator, ceiling light, extractor fan and opaque double glazed window to rear garden. Tiled walls and floor.

## Rear Garden 100' x 19' (30.48m x 5.79m)

The garden is split into 2 sections.

## Near End of Rear Garden

Westerly facing garden. Large area laid to lawn, BBQ and seating area with mature plants, shrubs, trees and borders for planting. Block paved path to rear section of garden.

## Far End of Rear Garden

Tucked away at the bottom is another garden with area of lawn, BBQ and seating area, mature shrubs, trees and borders for plating. Shed for additional storage.

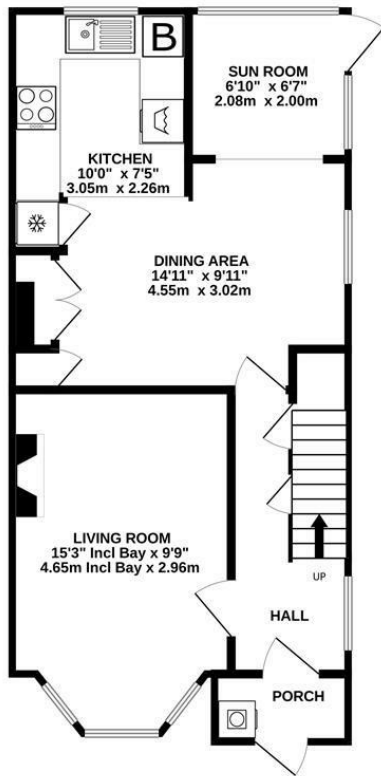
## Additional Information

Council Tax Band C

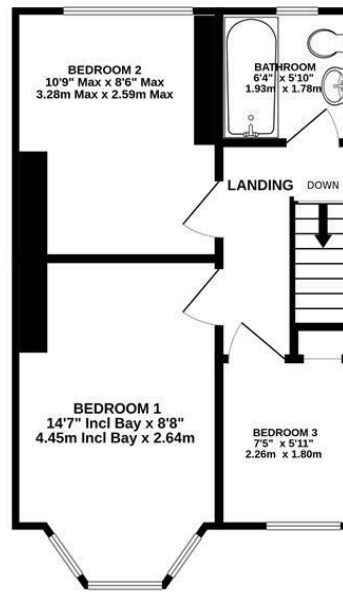
Awaiting Energy Performance Rating

# Floor Plan

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.

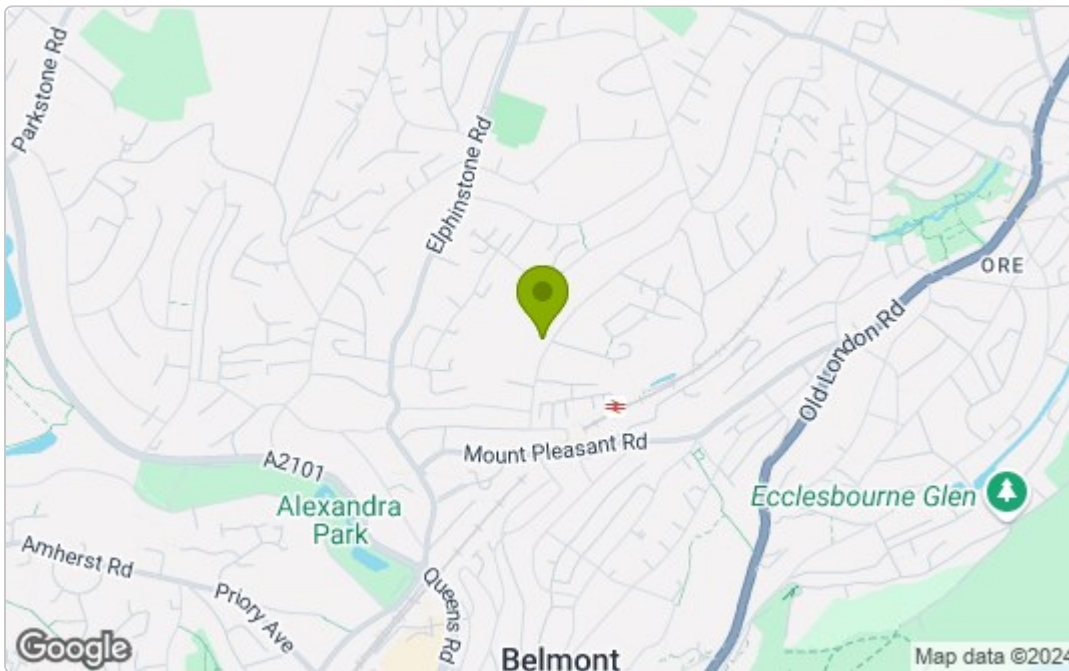


3 BEDROOM SEMI-DETACHED HOUSE

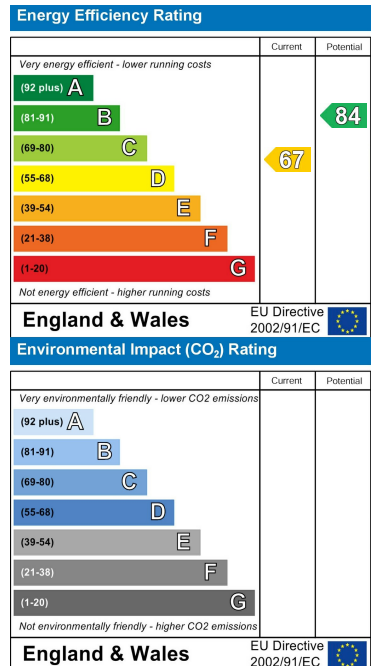
TOTAL FLOOR AREA - 803 sq.ft. (74.6 sq.m.) approx.

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.