



ESTATE AGENTS

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Price £380,000

PCM Estate Agents are delighted to present to the market this DESCEPTIVELY SPACIOUS EXTENDED FIVE BEDROOM, TWO BATHROOM, SEMI-DETACHED HOUSE with INTEGRAL GARAGE, located in this sought-after and quiet cul-de-sac within close proximity to Alexandra Park and a range of local schooling establishments.

The property offers EXTREMELY SPACIOUS and VERSATILE ACOMODATION arranged over two floors comprising a porch, entrance hallway, 22ft DUAL ASPECT LIVING ROOM, kitchen-diner, UTILITY ROOM, DOWNSTAIRS WC, first floor landing, FIVE BEDROOMS, SHOWER ROOM and a separate bathroom. Externally the property offers a private and secluded tiered REAR GARDEN with LARGE DECKING AREA ideal for seating and entertaining, whilst to the front there is OFF ROAD PARKING leading to an INTEGRAL GARAGE.

The property is considered an IDEAL FAMILY HOME and is located in this highly sought-after and quiet cul-de-sac within Hastings, close to a number of local schools and also within easy reach of Alexandra Park and Hastings town centre with its mainline railway station.

If you are looking for a SPACIOUS FAMILY HOME, look no further and call the owners sole agent now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed obscured windows to front and side aspects, door to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, wall mounted security alarm panel.

LOUNGE

22'9 x 11'11 narrowing to 7'4 (6.93m x 3.63m narrowing to 2.24m)

Spacious dual aspect living room, double glazed window to front aspect, double glazed sliding door to rear aspect, radiator, feature fire surround, television point.

KITCHEN-DINER

17'8 x 11'5 narrowing to 10'4 (5.38m x 3.48m narrowing to 3.15m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, integrated dishwasher, inset sink with mixer tap, double glazed window to rear aspect overlooking the garden, breakfast bar, dining area offering ample space for dining table and chairs, double glazed French doors to rear aspect, radiator, door to inner hall with access to integral garage and further door to:

UTILITY ROOM

8'7 x 4'2 (2.62m x 1.27m)

Space for fridge freezer, space and plumbing for washing machine, door to:

DOWNSTAIRS WC

Wash hand basin, wc.

FIRST FLOOR LANDING

Loft hatch and radiator, doors to:

BEDROOM

16'3 x 9'8 (4.95m x 2.95m)

Dual aspect room with double glazed windows to front and side aspect, fitted wardrobes, radiator.

BEDROOM

10'11 x 11'2 (3.33m x 3.40m)

Double glazed window to front aspect, radiator.

BEDROOM

11'1 x 10'4 (3.38m x 3.15m)

Double glazed window to rear aspect having a pleasant outlook and partial sea view, radiator.

BEDROOM

7'8 x 6'3 (2.34m x 1.91m)

Double glazed window to front aspect, radiator.

BEDROOM

9'7 narrowing to 6' x 7'6 narrowing to 4'6 (2.92m narrowing to 1.83m x 2.29m narrowing to 1.37m)

L shaped room with built in wardrobes, double glazed window to rear aspect with sea view, radiator.

BATHROOM

6'2 x 6'1 (1.88m x 1.85m)

Panelled bath with mixer tap, shower attachment and shower screen, wc, wash hand basin, ladder style radiator, tiled walls, double glazed obscured window to rear aspect.

SHOWER ROOM

5'10 x 5'2 (1.78m x 1.57m)

Walk in shower, wc, wash hand basin, tiled walls.

INTEGRAL GARAGE

18'6 x 10'1 (5.64m x 3.07m)

Up and over door, power and lighting, integral door to property.

REAR GARDEN

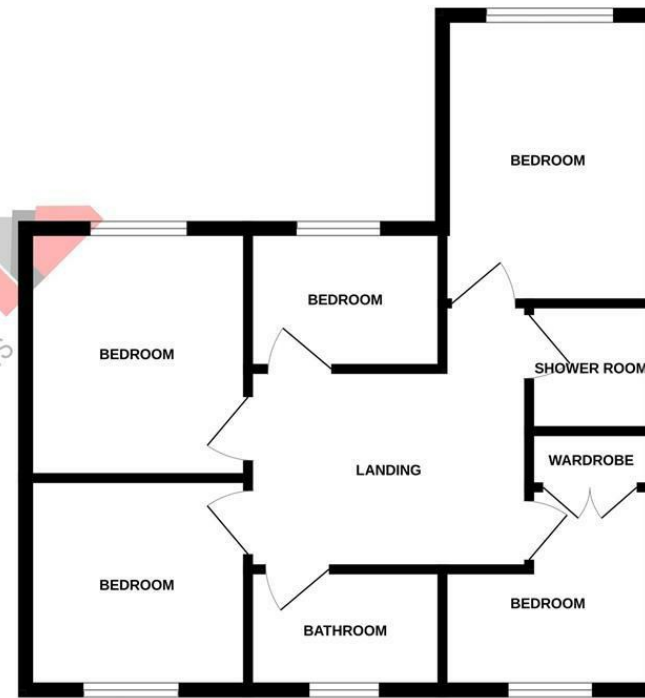
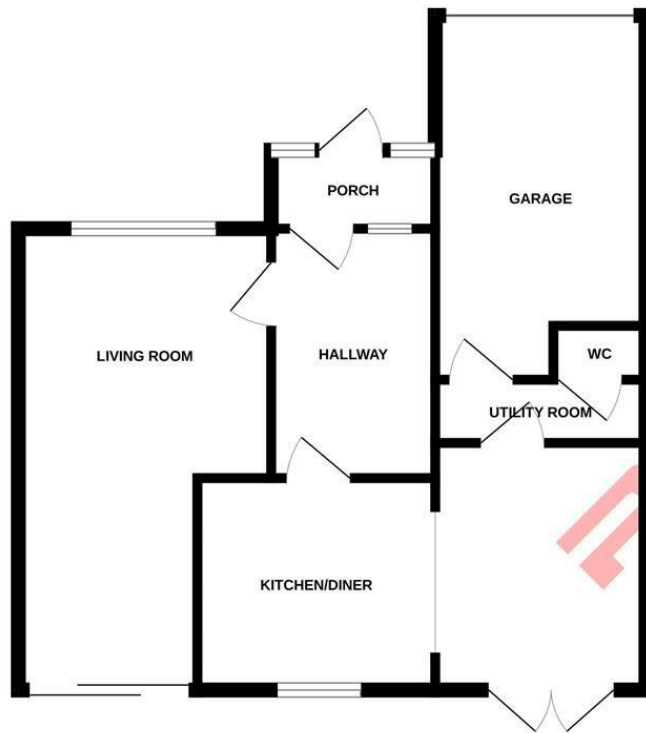
Private and secluded tiered garden with a large area of decking, arranged over two tiers and ideal for seating and entertaining, further area of garden beyond the decking featuring a range of mature shrubs, plants and trees.

Council Tax Band: D



GROUND FLOOR

1ST FLOOR



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			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.