



**PCMA**  
ESTATE AGENTS

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**Price £350,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CORNER PLOT SEMI-DETACHED THREE BEDROOM HOUSE with driveway, GARAGE and a GOOD SIZED WRAP AROUND GARDEN.

Inside this LOVELY FAMILY HOME located in the Blacklands region of Hastings the property benefits from gas fired central heating, double glazing and well-proportioned, well-appointed accommodation arranged over two floors comprising an entrance hall, DUAL ASPECT L SHAPED LOUNGE-DINER, modern kitchen, upstairs landing, THREE BEDROOMS and a bathroom with shower over bath.

The property is located within easy reach of popular schooling establishments and Alexandra Park as well as bus routes. Please call the owners agents now to book your viewing to avoid disappointment.

### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Space for storing shoes and hanging coats, door opening to:

### **LIVING ROOM**

17'2 x 12'5 (5.23m x 3.78m)

Television point, double radiator, coving to ceiling, stairs rising to upper floor accommodation, under stairs recessed area, double glazed window to front aspect, open plan to:

### **DINING ROOM**

13'9 x 8'9 (4.19m x 2.67m)

Coving to ceiling, radiator, doorway leading to kitchen, double glazed sliding patio doors providing access and outlook onto the garden.

### **KITCHEN**

13'7 x 8'3 (4.14m x 2.51m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with electric fan assisted oven below and fitted cooker hood over, space for tall fridge freezer, space for slimline dishwasher, space and plumbing for washing machine and tumble dryer, part tiled walls, tiled flooring, inset drainer-sink with mixer spray tap, storage cupboard, double glazed window to rear aspect with views onto the garden.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, storage cupboard.

### **BEDROOM ONE**

12'3 x 9'6 (3.73m x 2.90m)

Measurement excludes door recess.

Radiator, coving to ceiling, built in/ fitted wardrobes, double glazed window to front aspect.

### **BEDROOM TWO**

11'4 x 8'9 (3.45m x 2.67m)

Measurement excludes door recess.

Radiator, coving to ceiling, built in wardrobes, double glazed window to rear aspect.

### **BEDROOM THREE**

9'2 x 7'6 (2.79m x 2.29m)

Coving to ceiling, built in wardrobes, double glazed window to front aspect.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, electric shower over bath, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with storage space below and mixer tap, ladder style heated towel rail, down lights, part tiled walls, tiled flooring, double glazed obscured glass windows to rear aspect.

### **OUTSIDE - FRONT**

Corner plot front garden, sections of lawn wither side of the pathway leading to the front door, mature shrubs and small trees.

### **REAR GARDEN**

Corner plot with a stone patio abutting the property and allowing for ample space for patio furniture and chairs, good sized section of lawn with wraps around the other side to two timber frames summer houses with power, wooden shed, fenced boundaries, outside water tap, and rear gated access providing access to the driveway and persona; door to garage. The driveway is block paved and provides ample parking for multiple vehicles.

### **GARAGE**

Detached with up and over door, power and light.

Council Tax Band: C





TOTAL FLOOR AREA : 933 sq.ft. (86.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			73
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.