



ESTATE AGENTS

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Price £390,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED FOUR BEDROOM, TWO RECEPTION ROOM, FAMILY HOME. Tucked away in this quiet and convenient cul-de-sac location with a LEVEL FAMILY FRIENDLY GARDEN backing onto a small area of woodland and benefits including gas fired central heating, double glazing, OFF ROAD PARKING and a GARAGE.

This DETACHED FAMILY HOME offers well-proportioned and well-presented accommodation arranged over two floors comprising a spacious entrance hall with a contemporary staircase made with wood & glass, PLENTY OF STORAGE SPACE, DOWNSTAIRS WC, good sized living room, SEPARATE DINING ROOM, kitchen, first floor landing, FOUR GOOD SIZED BEDROOMS and a family shower room. The garden is accessed via double glazed French doors from the dining room and is a lovely feature of this family home with a slate patio abutting the property, section of lawn, mature planted borders and a further slate patio set beneath a wooden pergola with mature Jasmine climber.

The property is considered to be within easy reach of a number of popular schools & amenities and should be viewed immediately by families seeking a FOUR BEDROOM HOUSE in the area.

DOUBLE GLAZED FRONT DOOR

Opening onto:

SPACIOUS ENTRANCE HALL

Wooden staircase with glass balustrade, under stairs storage cupboard, laminate flooring, radiator, wall mounted thermostat control for gas fired central heating, doors opening to downstairs wc, living room and kitchen.

DOWNSTAIRS WC

Dual flush low level wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, ladder style heated towel rail, continuation of the laminate flooring, double glazed frosted glass window to front aspect.

LIVING ROOM

13'5 max x 11'6 (4.09m max x 3.51m)

Inset down lights, coving to ceiling, continuation of the wood laminate flooring, television point, radiator, double glazed window to rear aspect with views onto the garden, opening to:

DINING ROOM

12'1 x 9'9 (3.68m x 2.97m)

Coving to ceiling, radiator, continuation of the wood laminate flooring, double glazed French doors to rear garden providing a pleasant outlook and access onto the garden, doorway leading to:

KITCHEN

10'1 x 9'2 (3.07m x 2.79m)

Modern and built with a matching range of eye and base level cupboards and drawers with complimentary working surfaces over, tiled splashback, inset one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with extractor over and separate waist level oven and grill, space for tall fridge freezer, space and plumbing for washing machine, wall mounted boiler, tiled flooring, radiator, coving to ceiling, down lights, double glazed window to front aspect, return door to entrance hall.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard, inset down lights, door to:

BEDROOM ONE

11'9 x 10'6 (3.58m x 3.20m)

Coving to ceiling, inset down lights, radiator, double glazed window to rear aspect with a pleasant outlook onto the garden.

BEDROOM TWO

12'7 x 8'5 (3.84m x 2.57m)

Measurement excludes door recess, coving to ceiling, radiator, double glazed window to rear aspect with pleasant views onto the garden.

BEDROOM THREE

10'2 x 7'3 (3.10m x 2.21m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM FOUR

9'6 x 7'3 narrowing to 5'9 (2.90m x 2.21m narrowing to 1.75m)

Coving to ceiling, radiator, double glazed window to front aspect.

SHOWER ROOM

Walk in corner shower enclosure with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath with a wall mounted LED mirror over, concealed cistern dual flush low level wc, part tiled walls, tiled flooring, ladder style heated towel rail, inset down lights, coving to ceiling, double glazed frosted glass window to side aspect.

REAR GARDEN

Enclosed and level family friendly garden with fenced boundaries, good sized section of lawn with slate patio abutting the property, further patio set beneath a wooden pergola with Jasmine climber, planted borders. There is a pleasant outlook from the back of the house, over the garden to an area of small woodland, wooden shed and gated side access to the driveway and personal door to:

GARAGE

17'2 x 8'2 (5.23m x 2.49m)

Up and over door, double glazed window and door to rear aspect opening and looking into the garden, power and light, storage space in the roof area.

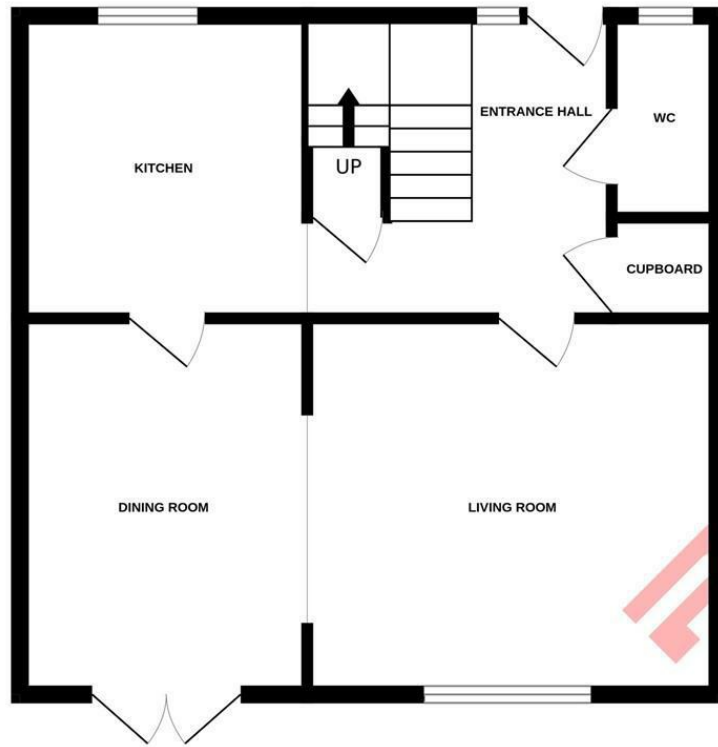
FRONT GARDEN

Lawned with pathway to front door, canopied external porch area, driveway providing off road parking, gated access to the rear garden.

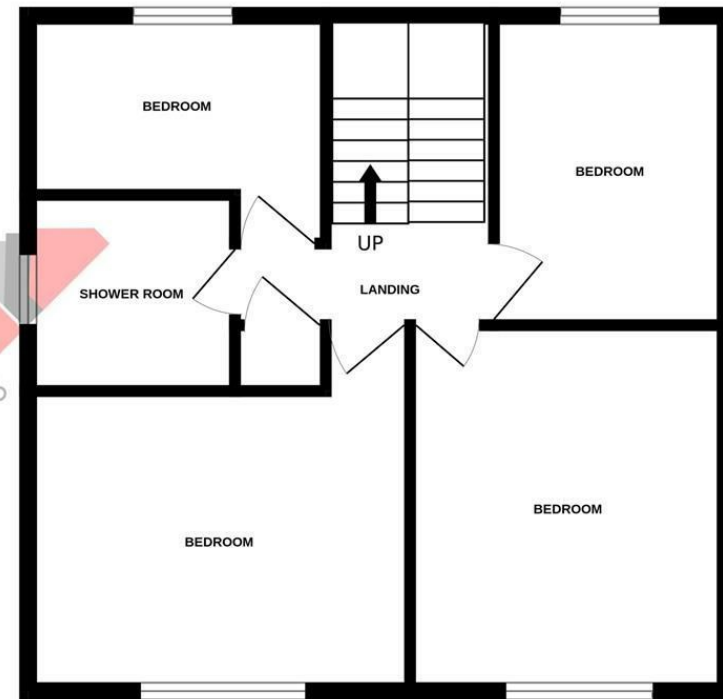
Council Tax Band: D



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			74
(81-91) B			
(69-80) C			
(55-68) D			
(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.