



ESTATE AGENTS

55, Winterbourne Close, Hastings, TN34 1XQ

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Price £385,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE EXTENDED DETACHED THREE BEDROOM HOUSE with GARAGE conveniently located on this sought-after road on the outskirts of Hastings town centre, within walking distance to Hastings train station with its convenient links to London and a short walk away from Linton Gardens.

The house benefits from having modern comforts including gas fired central heating, double glazing and the extended accommodation arranged over two floors comprises an entrance hall onto a main hallway with a DOWNSTAIRS WC, large LOUNGE-DINING ROOM and an EXTENDED KITCHEN leading to a BREAKFAST ROOM. On the first floor the spacious landing provides access to a MASTER BEDROOM which leads to a DRESSING ROOM and on to an EN SUITE SHOWER ROOM, there are TWO FURTHER WELL-PROPORTIONED BEDROOMS in addition to the main family bathroom. PLEASANT VIEWS can be enjoyed from the first floor side and front elevation windows across to the sea and also to Hastings Castle.

The property has a BLOCK PAVED DRIVE leading to a GARAGE and an ENCLOSED TERRACED LANDSCAPED GARDEN which enjoys a pleasant outlook from the patio.

The property is in good decorative order throughout and must be viewed to fully appreciate the space and convenient position on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Further wooden partially glazed door opening to hallway and further door to:

DOWNSTAIRS WC

Low level wc, wash hand basin with tiled splashback, double glazed pattern glass window to side aspect.

HALLWAY

Radiator, telephone point, under stairs storage cupboard, further storage cupboard, wall mounted thermostat control for gas fired central heating, stairs rising to upper floor accommodation, door to:

LOUNGE-DINING ROOM

24'10 x 12'7 (7.57m x 3.84m)

Two radiators, television point, coving to ceiling, double glazed window and double glazed French doors to rear aspect allowing for a pleasant outlook and access onto the garden. Archway through to:

KITCHEN

11'6 x 8' (3.51m x 2.44m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, electric hob with oven below and extractor over, space for tall fridge freezer, space and plumbing for washing machine, part tiled walls, double glazed window to front aspect, archway to:

BREAKFAST ROOM

12'8 x 6'9 (3.86m x 2.06m)

Dual aspect with double glazed windows to front and side aspects, double glazed door opening to rear, radiator, ample space for dining/ breakfast table.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard, double glazed window to front aspect having sea views.

BEDROOM ONE

12'2 x 10'5 (3.71m x 3.18m)

Radiator, coving to ceiling, double glazed window to rear aspect, built in wardrobes with mirrored sliding doors, opening leading to:

DRESSING ROOM

6'9 x 6'9 (2.06m x 2.06m)

Coving to ceiling, radiator, built in wardrobe with mirrored sliding doors, double glazed window to side having lovely views of Hastings Castle, the West Hill and the sea, doorway leading to:

EN SUITE SHOWER ROOM

6'9 x 6'2 (2.06m x 1.88m)

Walk in shower enclosure with electric shower, low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, extractor for ventilation, double glazed pattern glass window to front aspect.

BEDROOM TWO

14'4 x 12'2 (4.37m x 3.71m)

Radiator, double glazed window to rear aspect.

BEDROOM THREE

8' x 7'7 (2.44m x 2.31m)

Radiator, built in wardrobes, double glazed window to front aspect having views of the sea.

FAMILY BATHROOM

8'4 x 8'2 (2.54m x 2.49m)

Panelled bath with electric shower over bath and glass shower screen, pedestal wash hand basin, dual flush low level wc, radiator, part tiled walls, double glazed pattern glass window to front aspect.

OUTSIDE - FRONT

Block paved pathway leading to the front door, area of garden laid to lawn with panted areas, gated access to side, block paved driveway to the side providing off road parking and leading to:

GARAGE

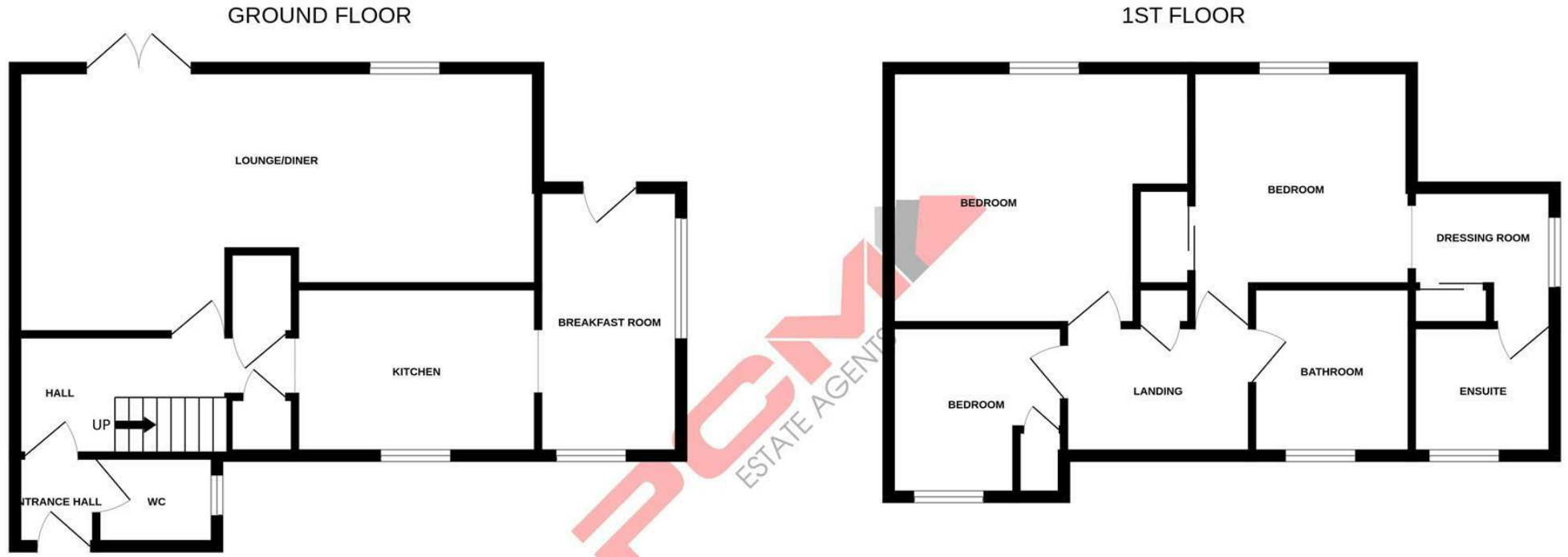
Single, with up and over door.

REAR GARDEN

Accessible from the lounge-dining room but also the breakfast room. Terraced with a concrete pathway/ patio abutting the property, few steps up to the main section of garden being laid to lawn with planted areas and a range of mature plants and flowering shrubs, lovely patio to the top corner allowing for lovely views over rooftops of Hastings Castle and to the sea.

Council Tax Band: D





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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		66	82
	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		