



**PCMA**  
ESTATE AGENTS

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**Guide Price £450,000**

\*\*\* GUIDE PRICE £450,000 TO £475,000 \*\*\*

Located in this RARELY AVAILABLE cul-de-sac in the sought-after Blacklands region of Hastings is this deceptively spacious EXTENDED THREE BEDROOM DETACHED FAMILY HOME which occupies this LARGE PLOT with GENEROUS REAR GARDEN.

Inside, the accommodation is extremely spacious throughout and comprises a porch, entrance hallway, 22ft L SHAPED LOUNGE-DINER, 21ft separate DINING ROOM with double French doors leading onto the garden, there is also a 19ft KITCHEN-BREAKFAST ROOM, UTILITY ROOM and downstairs wc. To the first floor are THREE GOOD SIZED BEDROOMS and a family bathroom.

The property occupies a GENEROUS PLOT and a particular feature is the BEAUTIFULLY PRESENTED PRIVATE GARDEN which is family friendly and features a spacious patio area ideal for seating and entertaining, whilst to the front is OFF ROAD PARKING for multiple vehicles leading to a GARAGE.

Situated in this cul-de-sac within the Blacklands region of Hastings, within easy reach of a range of local schooling facilities, the picturesque Alexandra Park and Hastings town centre itself. The property is considered an IDEAL FAMILY HOME.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE DOORS**

Leading to:

#### **ENTRANCE PORCH**

Double glazed window to side aspect, door to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, door to:

#### **LOUNGE**

22'3" narrowing to 11'7" x 16'11" narrowing to 9'8" (6.78m narrowing to 3.53m x 5.16m narrowing to 2.95m)

Spacious L shaped room with double glazed window to front aspect and feature fire surround, radiator, open plan to:

#### **DINING ROOM**

21'8" x 9'3" (6.60m x 2.82m)

Two double glazed French doors to rear aspect leading onto the garden, radiator, opening returning to living room. Door to:

#### **KITCHEN-BREAKFAST ROOM**

19'9" x 10'8" narrowing to 9'2" (6.02m x 3.25m narrowing to 2.79m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, space for American style fridge freezer, space and plumbing for dishwasher, ample space for breakfast table and chairs, double glazed window to rear aspect overlooking the garden, radiator, return door to entrance hallway, door leading to:

#### **SIDE LOBBY**

Canopied roof between the house and the garage with doors to front and rear aspects, door to:

#### **UTILITY ROOM**

8'5" x 5'8" (2.57m x 1.73m)

Space and plumbing for washing machine, space for further appliances, borrowed light window to entrance porch.

#### **DOWNSTAIRS WC**

Wash hand basin, wc, obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, airing cupboard, separate storage cupboard, radiator, two double glazed windows to front aspect.

#### **MASTER BEDROOM**

16'11" x 11'8" (5.16m x 3.56m)

Dual aspect room with double glazed windows to front and rear aspects, radiator.

#### **BEDROOM**

9'9" x 9'1" max (2.97m x 2.77m max)

Double glazed window to rear aspect, radiator, built in storage.

#### **BEDROOM**

10'9" x 9'8" (3.28m x 2.95m)

Double glazed window to rear aspect, radiator, built in storage.

#### **SHOWER ROOM**

6'7" x 6'4" (2.01m x 1.93m)

modern suite comprising a walk-in double shower, wc, wash hand basin, heated towel rail, tiled walls, double glazed obscured window to front aspect.

#### **GARAGE**

24' x 8'6" approx (7.32m x 2.59m approx)

Up and over garage door, two doors to side aspect and two windows to side aspect.

#### **REAR GARDEN**

A particular feature of this property is its large family friendly rear garden, featuring a spacious patio area ideal for seating and entertaining, leading on to a large area of lawn, storage shed, summer house and workshop adjoining the back of the garage, outside water tap and side access to the front of the property.

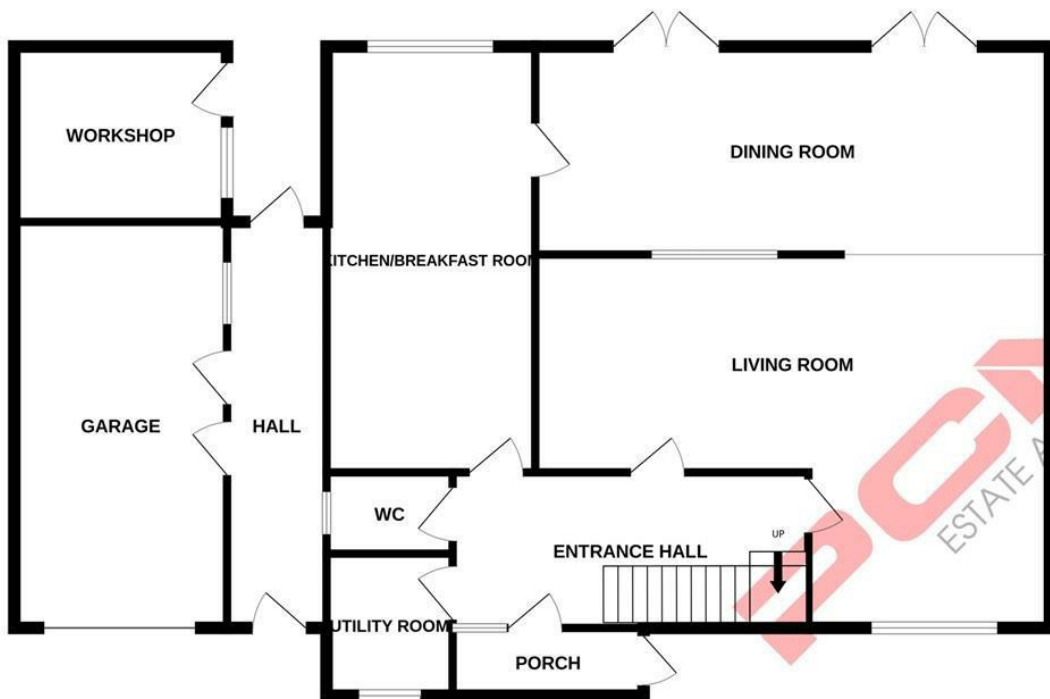
#### **OUTSIDE - FRONT**

Driveway providing off road parking for multiple vehicles.

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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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) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	80

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		