



ESTATE AGENTS

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Offers In Excess Of £385,000

PCM Estate Agents are delighted to offer for sale an opportunity to secure this BEAUTIFULLY PRESENTED and EXTENDED, FOUR BEDROOM, THREE RECEPTION ROOM, DETACHED HOUSE, located in this quiet cul-de-sac towards the northern outskirts of Hastings.

The property boasts spacious accommodation throughout comprising an entrance hallway, lounge, KITCHEN-BREAKFAST ROOM, separate DINING ROOM and CONSERVATORY, plus a DOWNSTAIRS WC. To the first floor are FOUR GOOD SIZED BEDROOMS and a MODERN BATHROOM. To the rear of the property is a PRIVATE FAMILY FRIENDLY REAR GARDEN with patio area ideal for seating and entertaining, whilst to the front there is OFF ROAD PARKING leading to a GARAGE.

The property is located within easy reach of a range of local schooling facilities, the Conquest Hospital and Hastings town centre itself.

This BEAUTIFULLY PRESENTED HOUSE is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator.

LOUNGE

12'10 x 12'4 (3.91m x 3.76m)

Dual aspect with double glazed windows to front and side aspects, radiator, television point, double doors to:

DINING ROOM

10'1 x 8'11 (3.07m x 2.72m)

Double glazed French doors to rear aspect leading onto the conservatory, radiator, door to:

CONSERVATORY

8'10 max x 8'9 max (2.69m max x 2.67m max)

Double glazed windows to rear and side aspect overlooking the garden, solid ceiling, double doors providing access to the garden.

KITCHEN-BREAKFAST ROOM

11'7 max x 9'5 max (3.53m max x 2.87m max)

Comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, integrated oven, integrated dishwasher, integrated washing machine, stainless steel inset sink with mixer tap, breakfast bar, storage/larder cupboard, integrated fridge, double glazed window and door to rear aspect leading out to the garden.

DOWNSTAIRS WC

Dual flush wc, wash hand basin with tiled splashback and storage below, radiator, double glazed obscured window to front aspect.

FIRST FLOOR LANDING

Loft hatch, airing cupboard.

BEDROOM

11'11 x 9'3 (3.63m x 2.82m)

Double glazed window to front aspect, radiator.

BEDROOM

12'8 x 8'2 (3.86m x 2.49m)

Double glazed window to rear aspect, radiator.

BEDROOM

9'9 x 7'1 (2.97m x 2.16m)

Double glazed window to rear aspect, radiator.

BEDROOM

10' x 5'9 (3.05m x 1.75m)

Double glazed window to front aspect, radiator.

BATHROOM

6'3 x 5'5 (1.91m x 1.65m)

P shaped panelled bath with mixer tap, shower attachment and shower screen, wash hand basin with storage below, dual flush wc, radiator, tiled walls, extractor fan, double glazed obscured window to rear aspect.

GARDEN

Family friendly with patio area ideal for seating and entertaining, leading onto an area of lawn, featuring a range of mature shrubs, enclosed fenced boundaries and side access to the front of the property.

GARAGE

Up and over door, window and door to rear aspect.

Council Tax Band: D





Ground Floor



First Floor

Total floor area 107.6 sq.m. (1,158 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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		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.