



PCMA
ESTATE AGENTS

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Price £425,000

PCM Estate Agents are delighted to present to the market this well-presented DETACHED EXTENDED FIVE BEDROOMED HOUSE offered to the market CHAIN FREE and with benefits including gas fired central heating, double glazing and a LARGE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles and a BEAUTIFULLY LANDSCAPED GARDEN.

Step inside to a spacious entrance hall providing access to a DOWNSTAIRS WC, DUAL ASPECT LOUNGE-DINER and a MODERN NEWLY FITTED KITCHEN, from here there are TWO GROUND FLOOR BEDROOMS in addition to a UTILITY AREA. Upstairs, you will find THREE GOOD SIZED BEDROOMS and a bathroom off of a spacious landing.

Located on this sought-after road within Hastings, close to popular schooling establishments and within easy reach of bus routes and local amenities.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

DOUBEL GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, two radiators, wood flooring, storage cupboard, further large storage cupboard, double glazed window to side aspect, door to:

DOWNSTAIRS WC

Low level wc, vanity enclosed wash hand basin with tiled splashbacks, radiator, wood effect vinyl flooring, double glazed window with opaque glass to side aspect.

LIVING ROOM

21'8 x 12'2 (6.60m x 3.71m)

Dual aspect with double glazed window to front, double glazed window with French doors to rear overlooking and providing access to the garden, television point, fireplace with electric fire.

KITCHEN

11'8 x 9' (3.56m x 2.74m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, five ring gas hob with oven below and extractor over, inset resin one & ½ bowl sink with mixer tap, space for tall fridge freezer, integrated dishwasher, integrated washing machine, part tiled walls, down lights, wood effect laminate flooring, double glazed French doors to rear aspect.

INNER HALL

Radiator, down lights, further space for tumble dryer, doors opening to bedrooms four and five, wooden partially glazed doors leading to front aspect.

BEDROOM FOUR

16'6 x 11'6 (5.03m x 3.51m)

Double glazed window to side aspect, double glazed French doors to rear.

BEDROOM FIVE

15'9 x 7'3 (4.80m x 2.21m)

Radiator, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to front aspect.

BEDROOM ONE

12'3 x 12'2 (3.73m x 3.71m)

Radiator, built in wardrobes with sliding doors, double glazed window to rear aspect.

BEDROOM TWO

11'6 x 9'2 (3.51m x 2.79m)

Built in wardrobes with mirrored sliding doors, radiator, double glazed window to front aspect.

BEDROOM THREE

9'1 x 8'6 (2.77m x 2.59m)

Radiator, built in cupboard housing boiler, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level wc, radiator, shaver point, double glazed opaque glass window to side aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles.

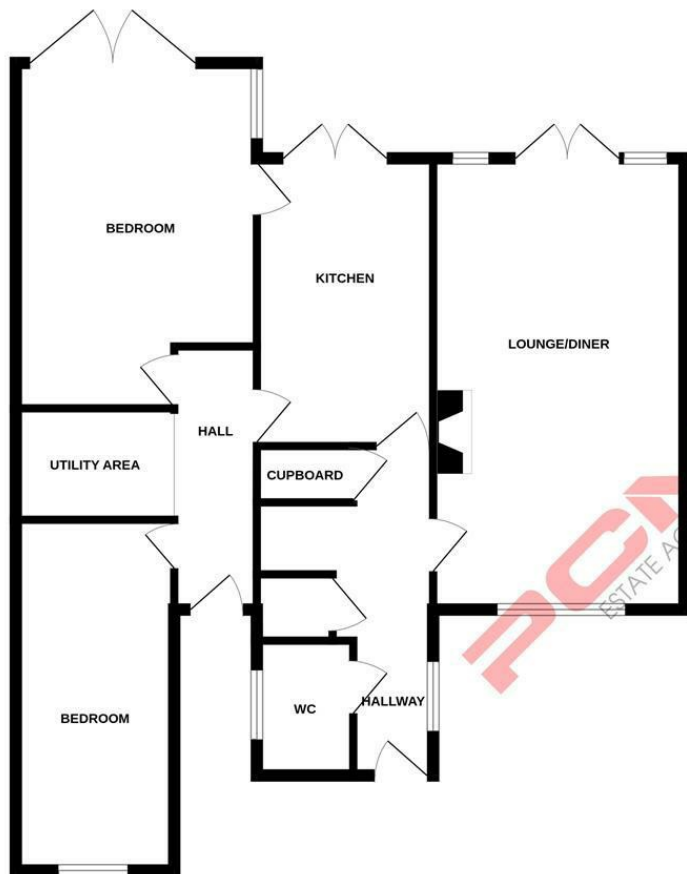
REAR GARDEN

Indian sandstone patio abutting the property and offering ample outside space to entertain, section of lawn, planted borders, fenced boundaries, gated side access with path leading to wooden shed with path and gate wide enough to be able to bring a motorcycle down the side to be stored away securely in the shed.

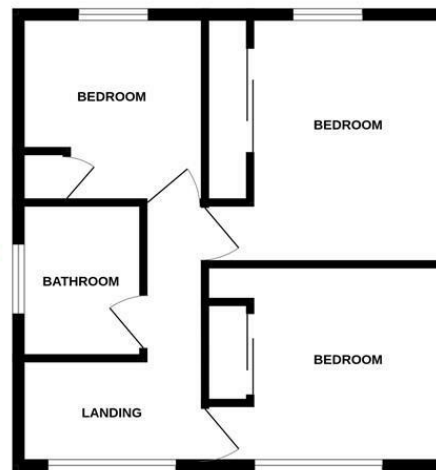
Council Tax Band: D



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			
(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.