



ESTATE AGENTS

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Offers In Excess Of £290,000

PCM Estate Agents are delighted to offer to market this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE with GENEROUS GARDEN, located in this popular region of Hastings, within easy reach of a range of local schooling facilities and Hastings town centre.

Offered to the market CHAIN FREE and with SPACIOUS ACCOMODATION throughout comprising an entrance hallway, lounge, OPEN PLAN KITCHEN-DINER plus additional SITTING ROOM/ PLAYROOM, first floor landing, THREE BEDROOMS and a family bathroom. Externally the property benefits from a GENEROUS REAR GARDEN and OFF ROAD PARKING to the front.

Conveniently located within easy reach of Hastings town centre, Ore Village with its range of amenities and schooling facilities, and is considered ideal for those looking for a HOME TO IMPROVE. 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 cupboards, double glazed window to side aspect, raditaor.

LOUNGE

14'11 x 9'8 (4.55m x 2.95m)

Double glazed bay window to front aspect, feature fire surround, radiator, television point.

KITCHEN-DINER

13'11 max x 19'2 narrowing to 11'2 (4.24m max x 5.84m narrowing to 3.40m) Comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above and oven below, inset sink with mixer tap, double glazed windows to rear and side aspects, ample space for dining table and chairs, under stairs storage cupboard, radiator, double glazed sliding doors to rear aspect leading to:

SITTING ROOM

8'5 x 7' (2.57m x 2.13m)

Patio doors to rear aspect leading out to the garden, double glazed window to side aspect, radiator.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

11'9 x 9'10 (3.58m x 3.00m)

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

BEDROOM

15'1 x 8'8 (4.60m x 2.64m)

Double glazed bay window to front aspect, feature fire surround, radiator.

BEDROOM

8'10 x 6'2 (2.69m x 1.88m)

Double glazed window to front aspect, built in storage cupboard, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with tiled splashbacks, chrome ladder style radiator, double glazed obscured window to rear aspect.

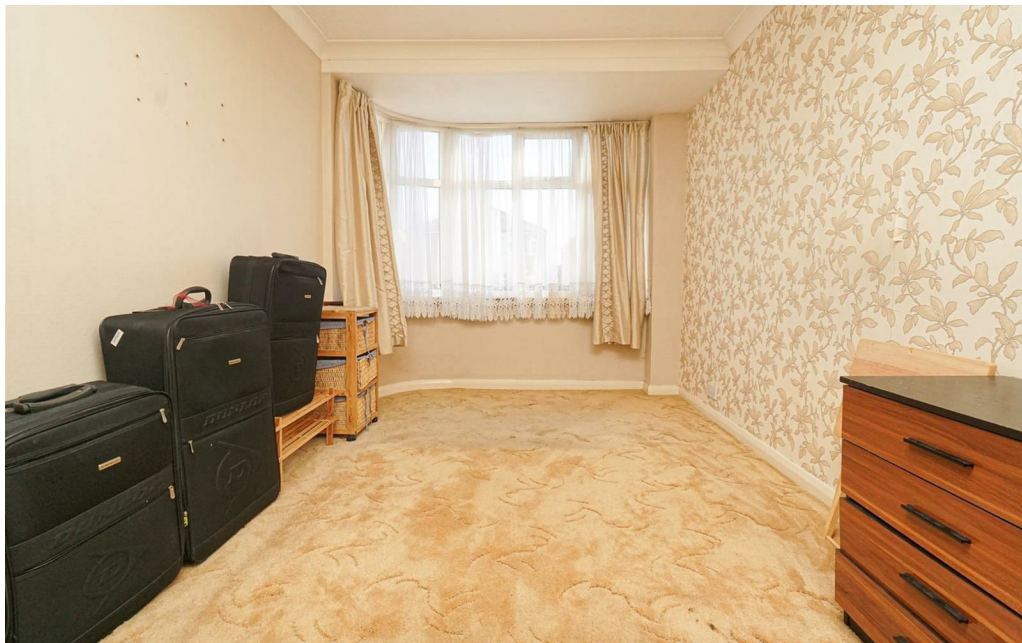
REAR GARDEN

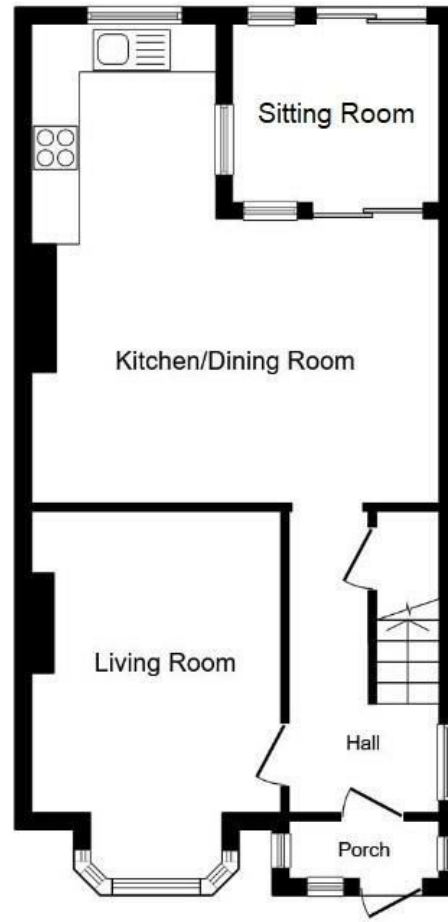
Private and extending to a good size, mainly laid to lawn, featuring a range of mature shrubs, plants and trees, access from the sitting room to a seating area ideal for entertaining. There is also access to an under croft storage room.

OUTSIDE - FRONT

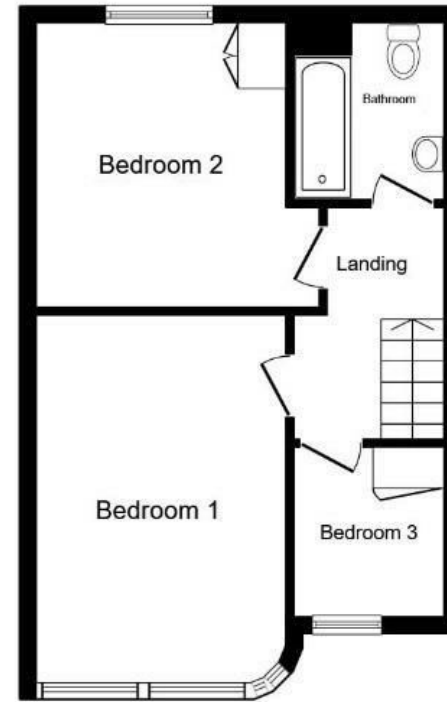
Driveway providing off road parking.

Council Tax Band: C





Ground Floor



First Floor

Total floor area 93.6 sq.m. (1,008 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).

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (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.