



ESTATE AGENTS

**9, Manston Way, Hastings, TN34 2TB**

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**Price £285,000**

Located towards the end of this quiet cul-de-sac within the popular Blacklands region of Hastings is this well-presented THREE BEDROOM MID TERRACED HOUSE with GARAGE and PRIVATE GARDEN. The property is offered to the market CHAIN FREE and offers well-presented and spacious accommodation over two floors.

Accommodation comprises an entrance hallway, 25ft DUAL ASPECT LOUNGE-DINER, MODERN FITTED KITCHEN, first floor landing, THREE BEDROOMS all of which are of a good size and a MODERN SHOWER ROOM SUITE. Externally the property offers a GARAGE in a block close by, whilst to the rear is a PRIVATE GARDEN considered family friendly.

The property is located in this RARELY AVAILABLE and quiet cul-de-sac within the Blacklands region of Hastings, within close proximity to a range of popular schooling facilities whilst also being within easy reach of the picturesque Alexandra Park and Hastings town centre with its mainline railway station.

This property is considered an ideal family home and viewing comes highly recommended via PCM Estate Agents. Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Storage cupboard, radiator, door to:

#### **LOUNGE-DINER**

25'11 narrowing to 12'5 x 17' narrowing to 8'6 (7.90m narrowing to 3.78m x 5.18m narrowing to 2.59m)

Spacious dual aspect room with double glazed windows to front and rear aspects letting in ample light, door to rear garden, two radiators, stairs rising to first floor accommodation, television point and wall mounted thermostat control.

#### **KITCHEN**

13'2 x 7'4 (4.01m x 2.24m)

Modern and comprising a range of eye and base level units with worksurfaces

over, space for cooker with extractor above, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, under cabinet LED lighting, part tiled walls, larder/ under stairs storage cupboard, double glazed window to rear aspect overlooking the garden.

#### **FIRST FLOOR LANDING**

Loft hatch, airing cupboard.

#### **BEDROOM**

12' x 9'4 (3.66m x 2.74m)

Built in wardrobe, radiator, double glazed window to front aspect.

#### **BEDROOM**

11'4 x 10'9 narrowing to 8'9 (3.45m x 3.28m narrowing to 2.67m)

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

#### **BEDROOM**

9' x 7'5 (2.74m x 2.26m)

Double glazed window to front aspect.

#### **SHOWER ROOM**

7'7 x 5'6 (2.31m x 1.68m)

Modern suite comprising walk in double shower with shower screen, wash hand basin with storage below, dual flush wc, radiator, part tiled walls, tiled flooring, two double glazed obscured windows to rear aspect.

#### **REAR GARDEN**

Private and considered family friendly with patio area ideal for seating and entertaining and leading onto an area of lawn, enclosed fenced and walled boundaries, gate providing rear access.

#### **GARAGE**

Located in block close by with up and over door.

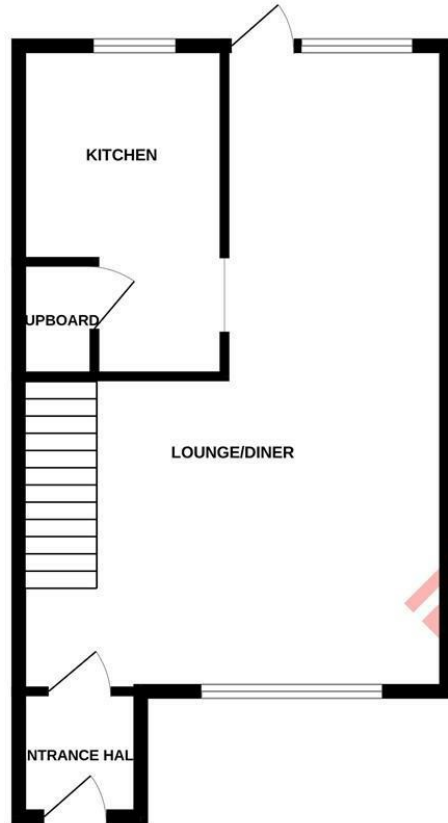




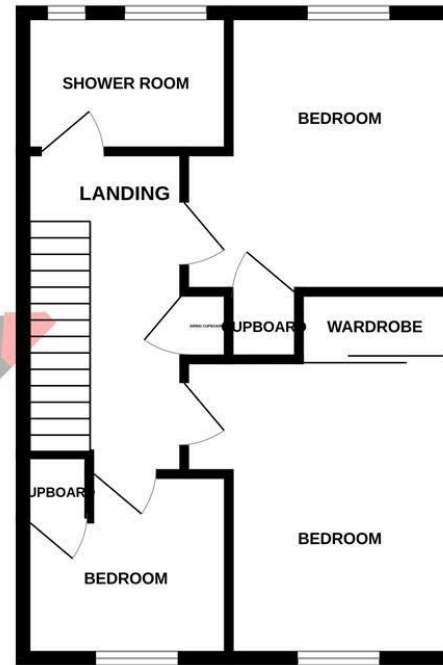




GROUND FLOOR



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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		<b>76</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	

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	

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.