



ESTATE AGENTS

6, The Woodlands, Hastings, TN34 2SF

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Price £395,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED FOUR BEDROOM HOUSE tucked away in a quiet cul-de-sac within easy reach of the picturesque ST HELENS WOODS, popular schooling establishments and nearby local amenities. The property has a DRIVEWAY, GARAGE and a LARGE REAR GARDEN.

Inside, the property offers well-appointed and well-proportioned accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, Lounge, SEPARATE DINING ROOM, kitchen, spacious landing, FOUR GOOD SIZED BEDROOMS and a family bathroom. The property also benefits from having gas fired central heating and double glazing. The aforementioned REAR GARDEN is a DELIGHTFUL FEATURE of this family home with a WRAP AROUND DECKED PATIO opening up onto a section of lawn. PLEASANT VIEWS can be enjoyed from a section of the garden looking into St Helen's Woods.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, telephone point, radiator, double glazed window to side aspect, double glazed door opening to garden.

LIVING ROOM

15'5 x 12'2 (4.70m x 3.71m)

Wood laminate flooring, coving to ceiling, radiator, television point, double glazed box bay window to front aspect, door to:

DINING ROOM

12'1 x 9'1 (3.68m x 2.77m)

Continuation of the wood laminate flooring, coving to ceiling, dado rail, radiator, dual aspect room with double glazed window to side, double glazed French doors to rear providing access and outlook onto the garden, door to integral garage and further door to:

KITCHEN

11'5 x 8'6 (3.48m x 2.59m)

Under stairs storage cupboard, further under stairs recess, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for has cooker, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, part tiled walls, under cupboard lighting, space door tall fridge freezer, double glazed window to rear aspect with a pleasant outlook onto the garden.

DOWNSTAIRS WC

Low level wc, wash hand basin with tiled splashbacks, radiator, dado rail and double glazed pattern glass window to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM ONE

12'2 x 11' (3.71m x 3.35m)

Radiator, double glazed window to rear aspect having pleasant views onto the garden.

BEDROOM TWO

12'2 x 10'6 (3.71m x 3.20m)

Radiator, double glazed window to front aspect.

BEDROOM THREE

10'1 x 8'6 (3.07m x 2.59m)

Radiator, double glazed window to front aspect.

BEDROOM FOUR

9'3 x 6'4 (2.82m x 1.93m)

Airing cupboard housing immersion heater, built in wardrobe, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with mixer tap and electric shower over, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage space beneath, shaver point, tied walls, tiled flooring, chrome ladder style heated towel rail, inset downlights, extractor fan for ventilation, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking for tow vehicles side-by-side.

INTEGRAL GARAGE

16'3 x 8'7 (4.95m x 2.62m)

Up and over door, power and light, housing the wall mounted boiler and consumer unit for the electrics.

REAR GARDEN

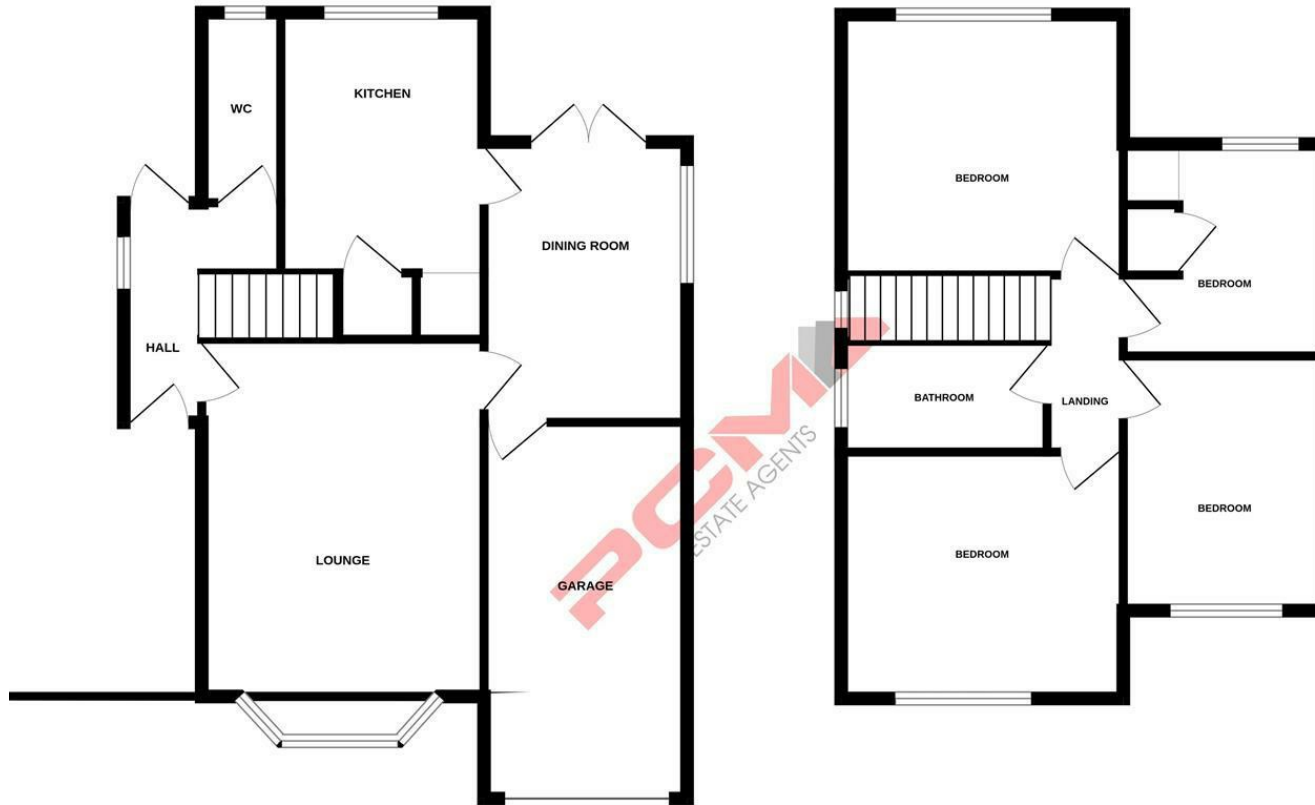
Large garden with an expansive decked patio abutting the property with wooden balustrade, outside water tap, wooden shed, fenced boundaries, gated access to front down both side elevations, section of lawn and a pleasant outlook over St Helen's Woods.

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) 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	