



PCMA
ESTATE AGENTS

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Price £315,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this spacious THREE BEDROOM TERRACED FAMILY HOME with SUPERB KITCHEN, OFF ROAD PARKING, GARAGE and a LANDSCAPED REAR GARDEN in the sought-after Blacklands region of Hastings. Offered to the market CHAIN FREE

Accommodation comprises a porch opening to entrance hall, spacious living room, MODERN NEWLY FITTED KITCHEN-DINER at the back of the house with views and access onto the LEVEL FAMILY FRIENDLY REAR GARDEN, whilst upstairs there are THREE BEDROOMS and MODERN NEWLY FITTED BATHROOM all located off the spacious landing. The property also benefits from gas fired central heating, double glazing, a block paved drive to the front providing OFF ROAD PARKING for multiple vehicles, GARAGE in a block nearby and a LANDSCAPED REAR GARDEN being laid to lawn with patio.

Located in this quiet cul-de-sac within the Blacklands region of Hastings, close to popular schooling establishments and within easy reach of nearby local amenities including Alexandra Park.

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

DOUBLE GLAZED SLIDING FRONT DOOR

Opening onto:

SPACIOUS PORCH

Tiled flooring, space for storing shoes and hanging coats, further double glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard, inset down lights, wood laminate flooring, door to:

LIVING ROOM

11'9 x 11'7 (3.58m x 3.53m)

Wood laminate flooring, inset down lights, radiator, television point, double glazed window to front aspect, open plan to:

KITCHEN-DINER

17'8 x 12'3 (5.38m x 3.73m)

Wood laminate flooring, radiator, inset down lights, fitted with a range of eye and

base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring electric hob with extractor over, waist level oven and separate grill, breakfast bar seating area, inset resin one & ½ bowl sink with mixer tap, integrated dishwasher, integrated washing machine, space for tall fridge freezer, double glazed window and sliding patio doors to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard with slatted shelves, doors to:

BEDROOM ONE

12'2 x 11'5 (3.71m x 3.48m)

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

BEDROOM TWO

12'3 x 8'6 (3.73m x 2.59m)

Radiator, double glazed window to front aspect.

BEDROOM THREE

8'7 x 8'2 (2.62m x 2.49m)

Radiator, double glazed window to front aspect.

BATHROOM

Tiled walls, tiled flooring, P shaped panelled bath with mixer tap and shower attachment, shower over bath with glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, down lights, wall mounted mirror, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles.

REAR GARDEN

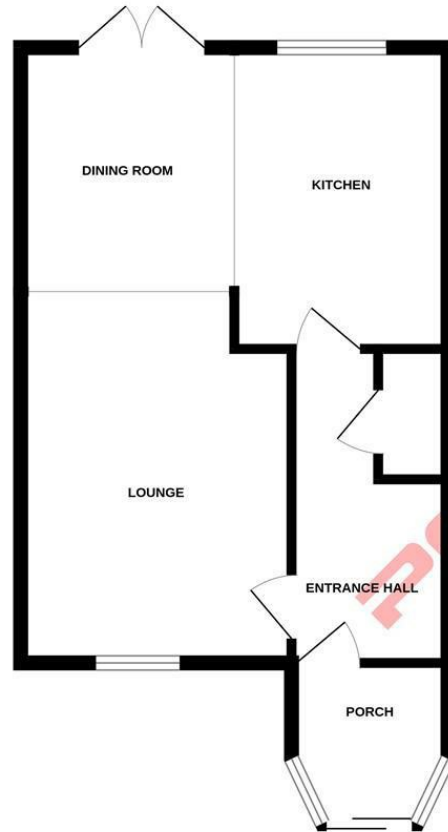
Paved patio abutting the property, section of lawn, summer house, fenced boundaries, gated right of way access for neighbouring properties, outside water tap, outside power point.

GARAGE

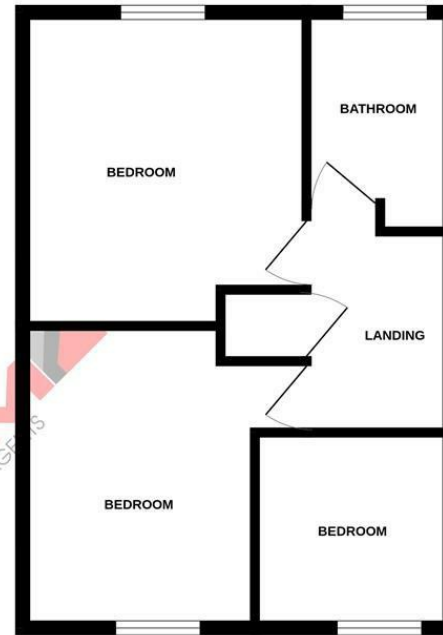
Located in a block nearby, with up and over door.



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) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.