



ESTATE AGENTS

**3, Henderson Close, Hastings, TN34 2DU**

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**Price £450,000**

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this well-proportioned DETACHED FOUR BEDROOM HOUSE conveniently located in this quiet cul-de-sac within the Blacklands region of Hastings, close to popular schooling establishments, within easy reach of Alexandra Park and St Helens Woods.

Inside the property offers VERSATILE ACCOMODATION arranged over two floors comprising a porch onto an entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, large kitchen, DOWNSTAIRS FOURTH BEDROOM which could be utilised as a more formal dining room should there not be a need for the fourth bedroom, and a GROUND FLOOR MODERN NEWLY FITTED SHOWER ROOM. Upstairs, the landing provides access to THREE VERY GOOD SIZED DOUBLE BEDROOMS and a large family bathroom. The property has a DRIVEWAY, GARAGE and a GOOD SIZED ENCLOSED PRIVATE REAR GARDEN. Benefits include gas fired central heating and double glazing.

The property is considered to be an IDEAL FAMILY HOME offering well-proportioned accommodation that must be viewed to fully appreciate the convenient position on offer.

Please call the owners agents now to book your viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE PORCH**

Space for hanging coats, further double glazed pattern glass door leading to;

#### **ENTRANCE HALL**

Stairs rising from entrance hall to first floor landing accommodation, radiator, dado rail, coving to ceiling, under stairs storage cupboard.

#### **DOWNSTAIRS SHOWER ROOM**

Newly fitted suite comprising a large walk in shower enclosure with matt black shower fixings incorporating a waterfall style shower head and further hand-held shower attachment, dual flush low level wc, pedestal wash hand basin, ladder style heated towel rail, tiled walls, wood effect laminate flooring, extractor for ventilation, inset down lights, wall mounted LED mirror/ vanity unit, double glazed obscured glass window to side aspect.

#### **DUAL ASPECT LOUNGE-DINING ROOM**

29'0" max x 11'9" max (8.84m max x 3.58m max)

Two radiators, television point, telephone point, stone fireplace with gas living flame fire, double aspect room having double glazed window to front and double glazed French doors to rear aspect.

#### **KITCHEN/ BREAKFAST ROOM**

17'3" max x 10'3" max (5.26m max x 3.12m max)

Fitted with a range of eye and base level cupboards and drawers, work surfaces, four ring gas hob with extractor over, waist level double oven, inset stainless steel sink unit with mixer tap, radiator, space and plumbing for washing machine, space for tall fridge freezer. Coving to ceiling, space and plumbing for washing machine, space for tall fridge freezer, coving to ceiling, part tiled walls, double glazed window and door to rear aspect over-looking and providing aspect onto the garden.

#### **FORMAL DINING ROOM/ BEDROOM FOUR**

12'4" max x 11'3" max (3.76m max x 3.43m max)

Radiator, storage cupboard, double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft area, coving to ceiling, radiator, airing cupboard housing immersion heater, double glazed window to side aspect. Door to:

#### **BEDROOM ONE**

15'8" excluding large recess area x 11'5" (4.78m excluding large recess area x 3.48m)

15'8" excluding large recess area x 11'5" (4.78m excluding large recess area x 3.48m)

Large recess area, radiator, coving to ceiling, double glazed window to front aspect.

#### **BEDROOM TWO**

14'7" x 12'1" (4.45m x 3.68m)

Radiator, coving to ceiling, double glazed window to front aspect.

#### **BEDROOM THREE**

12'2" max x 10'2" max (3.71m max x 3.10m max)

Coving to ceiling, built in wardrobe, radiator, double glazed window to rear aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower over, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, radiator, part tiled walls, wood effect vinyl flooring, coving to ceiling, double glazed pattern glass window to rear aspect.

#### **FRONT GARDEN**

Mainly laid to lawn with driveway to the side providing off road parking for numerous vehicles, covered area providing access to garage.

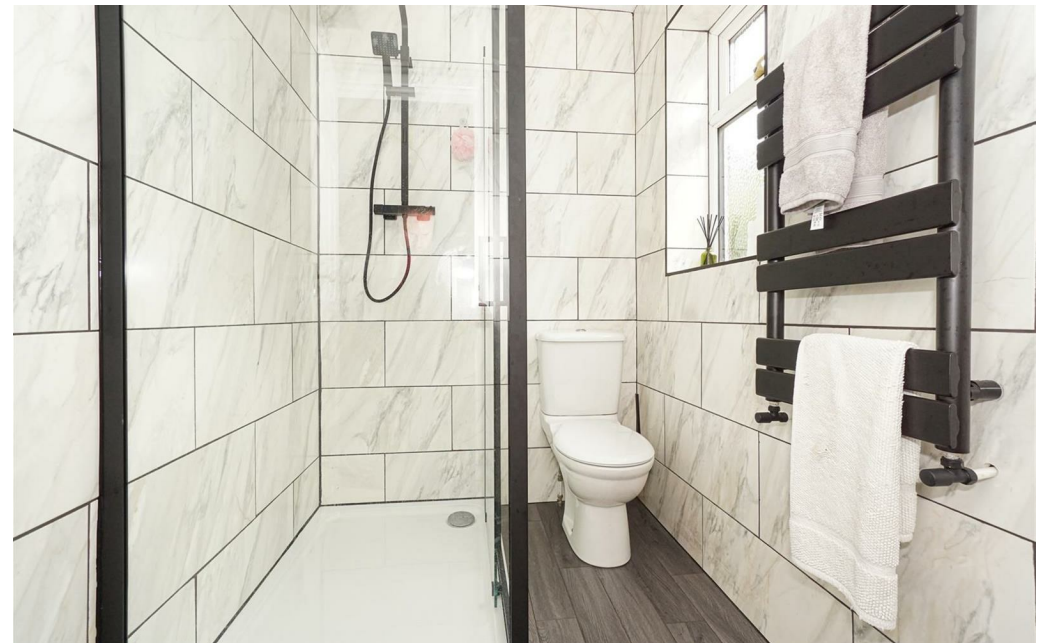
#### **LARGE GARAGE**

Up and over door, gated side access to rear garden.

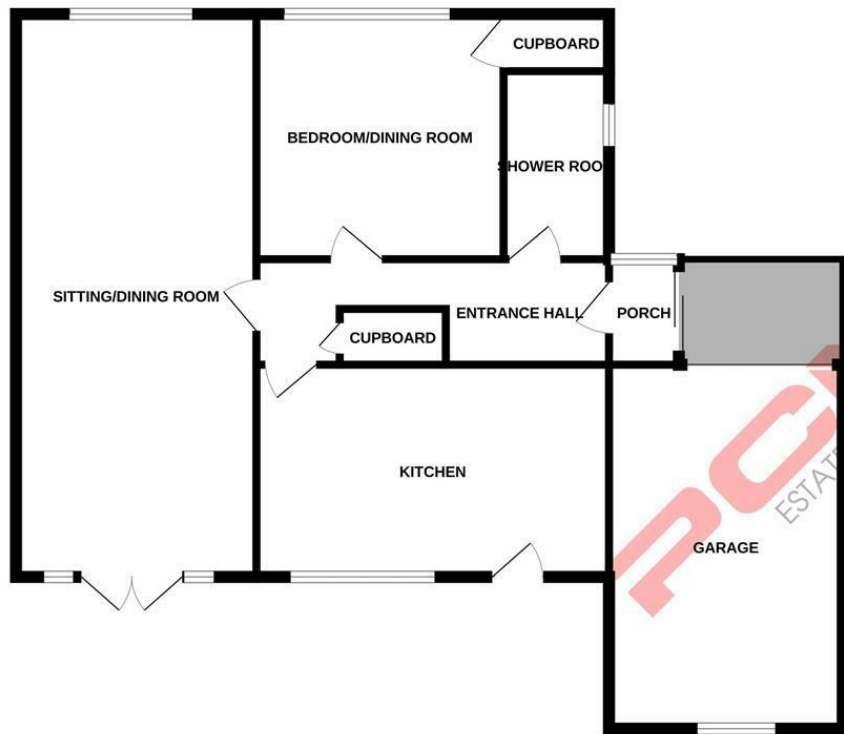
#### **REAR GARDEN**

Mainly laid to lawn with patio area, accessible from the double aspect lounge/ dining room and the kitchen/ breakfast room, gated side access to front, outside water tap.

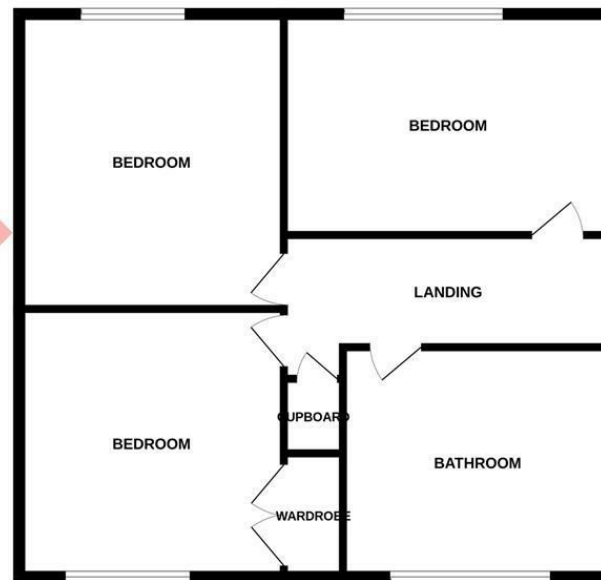
Council Tax Band: E



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.