



ESTATE AGENTS

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Offers In Excess Of £340,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-proportioned and exceptionally well-presented THREE BEDROOM FAMILY HOME with a BEAUTIFULLY LANDSCAPED and enclosed LOW-MAINTENANCE GARDEN.

Inside, the property offers modern comforts including gas fired central heating, double glazing and a LARGE 20FT GARAGE with power, light and an electric door. Step inside to the LIGHT AND AIRY well-presented accommodation on the ground floor, with a DUAL ASPECT LIVING ROOM, open plan MODERN KITCHEN-DINER, a UTILITY SPACE and BATHROOM to the lower floor with access to the garage, and to the first floor THREE VERY GOOD SIZED BEDROOMS, two of which having fitted wardrobes and a MODERN SHOWER ROOM.

Positioned within the Blacklands region of Hastings, close to popular schooling establishments and within easy reach of bus routes and Alexandra Park.

The property must be viewed to appreciate the convenient position and space on offer, please call the owners agents now to book your viewing.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs to upper and lower floor accommodation, radiator, wood effect lino flooring, wall mounted thermostat control for gas fired central heating, door opening to open plan kitchen-diner and door to:

CLOAKROOM

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, continuation of the wood effect lino flooring, coving to ceiling, double glazed obscured glass window to side aspect.

KITCHEN-DINER

9'8" x 7'7" (2.95m x 2.31m)

Fitted with a range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, five ring gas hob with cooker hood over, separate low level electric fan assisted oven, resin drainer-sink unit with mixer tap, tiled splashbacks, space for tall fridge freezer, dishwasher (included), storage cupboard housing the combi boiler, further storage cupboard housing the original immersion heater (disconnected but can be re-connected), LED plinth lighting, ample space for dining table, radiator, double glazed window and door opening to side aspect and double glazed window to rear with a pleasant outlook onto the garden, doorway leading to:

LIVING ROOM

20'9" x 11'11" (6.32m x 3.63m)

Dual aspect with wood laminate flooring, double radiator, television point, coving to ceiling, double glazed window to front aspect, double glazed windows and French doors to rear providing access and outlook onto the garden.

LOWER FLOOR HALLWAY

Tiled flooring, radiator, wall lighting, open plan to:

UTILITY ROOM

6' x 3'6" (1.83m x 1.07m)

Space and plumbing for washing machine and tumble, dryer set beneath worksurfaces, inset circular sink with mixer tap, part tiled walls, extractor fan for ventilation, access to an under stairs storage cupboard.

BATHROOM

9'1" x 9'4" (2.77m x 2.84m)

Panelled bath with mixer tap, electric shower over bath, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, partially aquaborded walls, tiled flooring with underfloor heating, radiator, down lights, extractor fan for ventilation, wall mounted mirror.

FIRST FLOOR LANDING

Double glazed window to front aspect, coving to ceiling, loft hatch providing access to loft space, doors opening to all three bedrooms and shower room.

BEDROOM ONE

11'10" x 10'9" (3.61m x 3.28m)

Coving to ceiling, radiator, fitted wardrobes, double glazed window to rear aspect with views onto the garden.

BEDROOM TWO

11'10" x 9'9" (3.61m x 2.97m)

Fitted wardrobes, radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM THREE

9'10" x 7'5" (3.00m x 2.26m)

Wood laminate flooring, radiator, coving to ceiling, double glazed window to rear aspect.

SHOWER ROOM

6'3" x 6'8" (1.91m x 2.03m)

Modern suite comprising a large walk in shower enclosure with electric shower, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, ladder style heated towel rail, partially aquaborded walls, tile effect vinyl flooring, down lights, extractor for ventilation, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Driveway providing access to garage with steps up to the front door and planted areas.

GARAGE

20'6" x 12'3" (6.25m x 3.73m)

Power and light, electric up and over door.

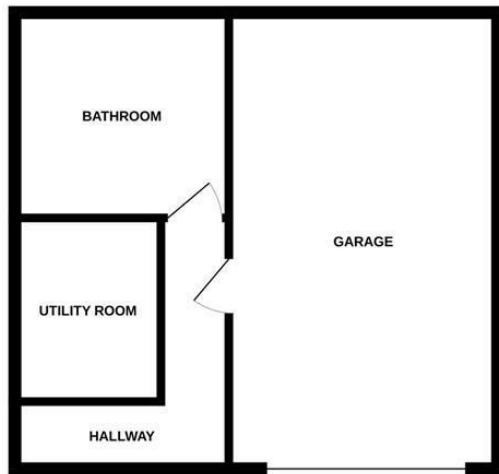
REAR GARDEN

Lovely enclosed low-maintenance garden with a combination of stone paved patio and block paved patio arranged over two terraces with a planted border separating them and planted with established plants and shrubs, and an olive tree, shed, gated side access connecting the front and rear gardens.

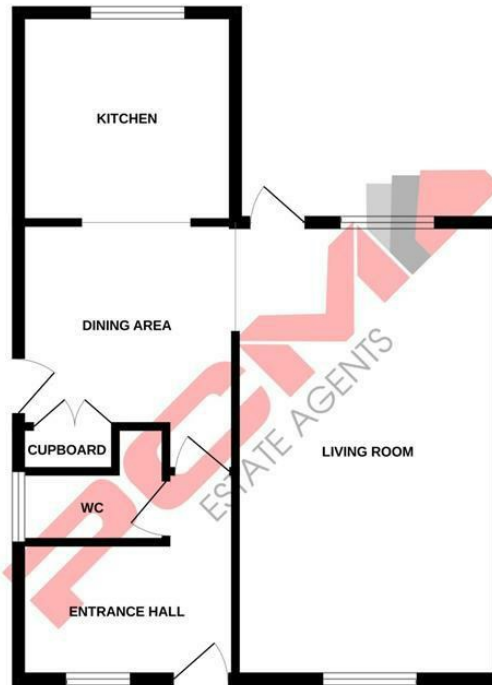
Council Tax Band: C



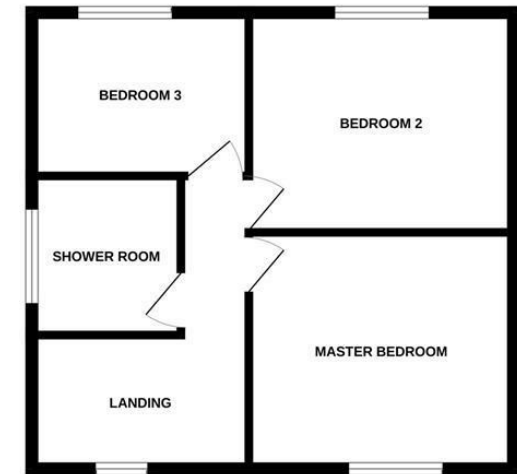
GROUND FLOOR



1ST FLOOR



2ND 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			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.