



PCM
ESTATE AGENTS

4 St Andrews Villas, Stonefield Road, Hastings, TN34 1PZ

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Price £280,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, exceptionally well-proportioned and well-presented THREE BEDROOM, TWO BATHROOM, TERRACED FAMILY HOME set with communal lawns and positioned in Hastings town centre, just a short walk from nearby local amenities, Hastings seafront and Alexandra Park.

The property features a LANDSCAPED FAMILY FRIENDLY REAR GARDEN and offers modern comforts including gas fired central heating and double glazed windows where stated. Step inside and be greeted by a spacious entrance hall with AMPLE STORAGE SPACE transitioning seamlessly into a 19ft LOUNGE-DINING ROOM. From here you can access the garden via double glazed sliding patio doors or access to well-equipped and well-appointed KITCHEN-BREAKFAST ROOM. Upstairs, there are THREE DOUBLE BEDROOMS with the master being DUAL ASPECT and enjoying access to its own EN SUITE SHOWER ROOM in addition to a main family bathroom which services the remaining two bedrooms.

The GARDEN is a DELIGHTFUL FEATURE with ample space to sit out, entertain and enjoy the warmer summer months, and there is equally enough space for children to play. This house must be viewed to fully appreciate the convenient position and overall space on offer.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Tiled flooring, coving to ceiling, large storage cupboard housing wall mounted boiler and offering storage space for coats and shoes, wooden partially glazed door opening onto:

SPACIOUS LOUNGE-DINING ROOM

19'4 x 13'32 (5.89m x 3.96m)

Stairs rising to the upper floor accommodation, wood laminate flooring, two double radiators, television point, wooden framed double glazed window and UPVC double glazed sliding patio doors to rear aspect providing outlook and access onto the garden, door to:

KITCHEN-BREAKFAST ROOM

13'1 x 9'7 (3.99m x 2.92m)

Continuation of the wood laminate flooring, ample space for breakfast table, double radiator, coving to ceiling, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring induction hob with fitted cooker hood over and oven set below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for slimline dishwasher, double glazed UPVC double glazed sliding patio doors allowing for a pleasant outlook onto and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, spacious landing with doors opening to all three bedrooms and bathroom.

BEDROOM ONE

17'9 x 9'7 (5.41m x 2.92m)

Dual aspect with Velux windows to both front and rear elevations, double radiator, door to:

EN SUITE SHOWER ROOM

Modern suite comprising a walk in shower, dual flush low level wc, pedestal wash hand basin with chrome mixer tap and tiled splashbacks, part tiled walls, tile effect vinyl flooring, double radiator and a Velux window to front aspect.

BEDROOM TWO

9'7 x 8'7 (2.92m x 2.62m)

Double radiator, double glazed Velux window to rear aspect.

BEDROOM THREE

10' x 8' (3.05m x 2.44m)

Double radiator, double glazed Velux window to front aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, double radiator, part tiled walls, coving to ceiling, wooden framed double glazed obscured glass window to rear aspect.

REAR GARDEN

Enclosed private garden being family friendly with a concrete stone patio abutting the property and offering ample space to sit out, barbeque and entertain. There are a few steps up onto the main section of garden which is laid with artificial lawn and beyond the garden is radiant with mature plants, trees and shrubs. This section of garden could be landscaped or used as an adventure garden for suitably aged children.

TENURE

We have been advised of the following by the vendor;
Share of Freehold - transferrable with the sale of the property.
Lease: 965 years remaining.
Service Charge: Approx. £950 per annum.
Ground Rent: Peppercorn (£1 per annum)

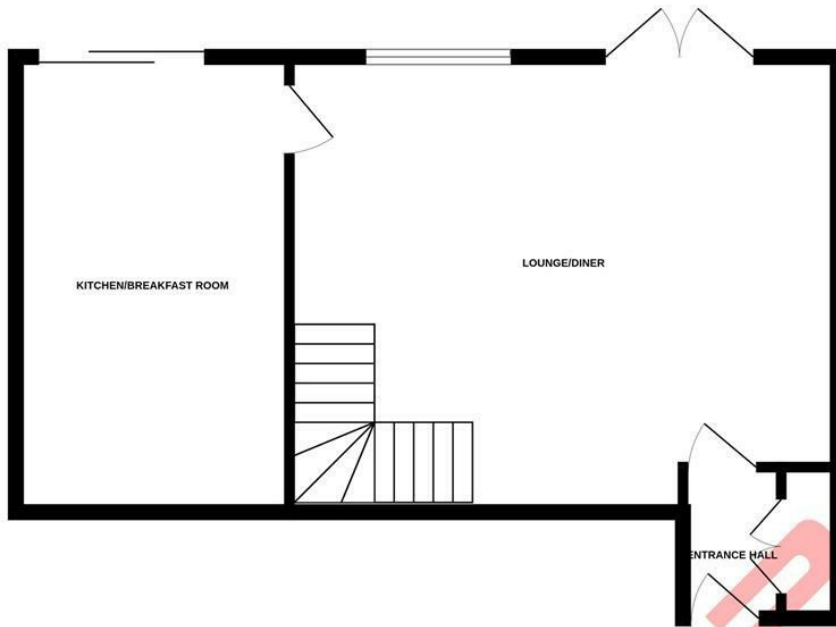
OUTSIDE - FRONT

The property has a small storage shed.

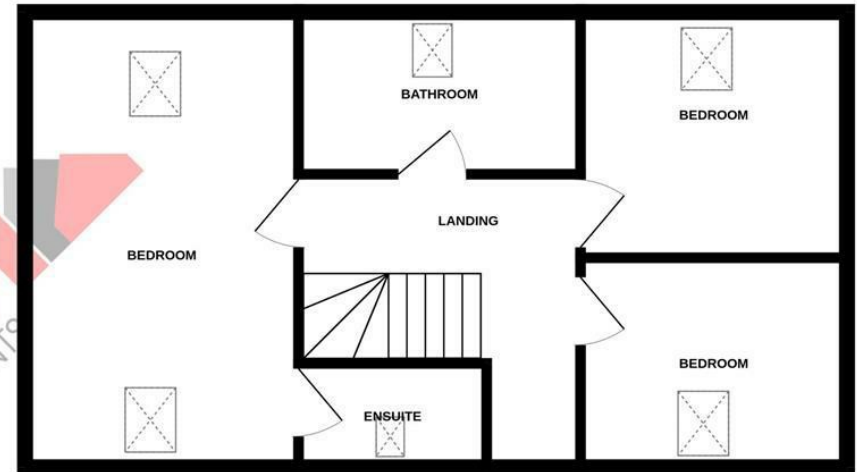
Council Tax Band: C



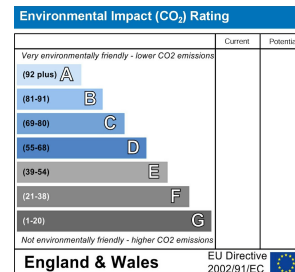
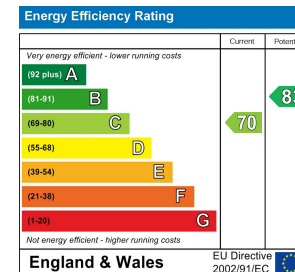
GROUND FLOOR



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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