



ESTATE AGENTS

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**Price £385,000**

PCM Estate Agents are delighted to present to the market, tucked away in a quiet cul-de-sac location, this MODERN SEMI-DETACHED THREE BEDROOM FAMILY HOME offering exceptionally well-presented LIGHT AND AIRY ACCOMMODATION arranged over two floors.

Accommodation comprises a ground floor entrance hall, LIVING ROOM with WOOD BURNING STOVE, DOUBLE ASPECT KITCHEN-DINING ROOM with bi-fold doors onto a lovely SOUTHERLY FACING GARDEN, upstairs landing, THREE GOOD SIZED BEDROOMS and a MODERN FAMILY BATHROOM. The property has a block paved drive to the front providing OFF ROAD PARKING and the aforementioned southerly facing garden enjoying plenty of sunshine with a decked patio and a GOOD SIZED SECTION OF LAWN that is relatively level and family friendly. The property does have benefits including gas fired central heating & double glazing and is well-equipped with INTEGRATED APPLIANCES including fridge freezer, dishwasher, washing machine, oven and hob.

The property must be viewed to appreciate the position, located just a short walk from the picturesque St Helens Woods and close to a number of popular schooling establishments.

Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening onto;

#### **ENTRANCE HALL**

Light and airy with oak flooring, under stairs storage cupboard, radiator, inset down lights, stairs rising to upper floor accommodation, wall mounted digital control for gas fired central heating, door opening to;

#### **LIVING ROOM**

13'7 x 10'4 (4.14m x 3.15m)

Well-decorated with coving to ceiling, radiator, fireplace with inset wood burning stove, recessed shelving and built in storage into the alcoves, double glazed window to front aspect with made to measure fitted blinds.

#### **OPEN PLAN DUAL ASPECT KITCHEN-DINER**

16'9 max x 11'3 (5.11m max x 3.43m)

Double glazed windows to side and rear aspects, double glazed bi-fold doors opening onto the garden. The kitchen is newly fitted with a Howdens range of matching eye and base level cupboards and drawers fitted with soft close hinges and having solid wood worksurfaces and matching upstands over, Bosch induction hob with matching Bosch cooker hood over, Lamona one & ½ bowl drainer-resin sink with mixer tap, oak flooring, radiator, waist level Bosch oven, integrated appliances including a tall fridge freezer, washing machine and dishwasher. Well thought-out and designed with space saving additions including pull out recycling bin and corner carousel, combination of down lights and pendant ceiling lights, pull out larder style cupboard, pleasant outlook onto the garden.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect with made to measure blinds.

#### **BEDROOM ONE**

13'3 x 10' (4.04m x 3.05m)

Coving to ceiling, radiator, double glazed window to front aspect with made to measure blinds.

#### **BEDROOM TWO**

11'2 x 10'2 (3.40m x 3.10m)

Loft hatch with pull down ladder providing access to loft space, built in cupboard with slatted shelves and hanging rails, coving to ceiling, radiator, double glazed window to rear aspect with made to measure blinds allowing for a pleasant outlook onto the garden and townscape views over Hastings.

#### **BEDROOM THREE**

10'1 max x 6'5 max (3.07m max x 1.96m max )

Coving to ceiling, radiator, double glazed window to front aspect with made to measure blinds.

#### **BATHROOM**

White contemporary suite comprising a panelled bath with chrome mixer tap and shower attachment, further shower over bath with glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with storage set beneath and chrome mixer tap, part tiled walls, tiled flooring, ladder style heated towel rail, double glazed obscured glass window to rear aspect.

#### **OUTSIDE - FRONT**

Block paved driveway providing off road parking with lawn to the side.

#### **REAR GARDEN**

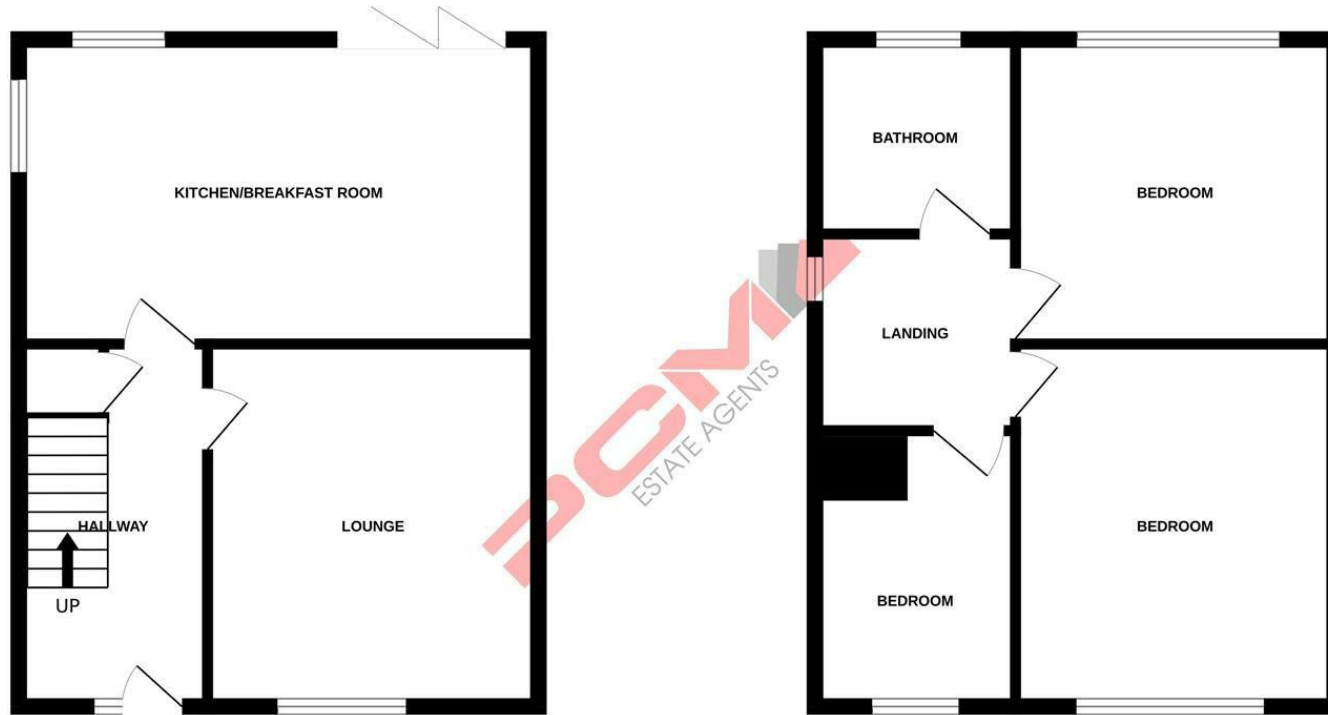
Enjoying a southerly aspect with a block paved drive extending down the side elevation, gated access down the side, wooden shed, water tap. The garden opens up onto a decked patio abutting the property, raised planting beds well-stocked with a variety of mature plants, shrubs and rose bushes retained by railway sleepers, outside power points and a good sized section of lawn with fenced boundaries. The garden does enjoy a southerly aspect and plenty of sunshine.

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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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		