



ESTATE AGENTS

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Price £399,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this 1930's SEMI-DETACHED THREE BEDROOM HOUSE offering CHARACTERFUL well-proportioned accommodation. The property has a LARGE 17FT GARAGE, a LARGE LANDSCAPED FAMILY FRIENDLY GARDEN and modern comforts including gas fired central heating and double glazing.

The property offers accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, SEPARATE DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a bathroom.

Located on this sought-after road within easy reach of Alexandra Park, nearby local amenities and popular schooling establishments.

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

COMPOSITE UPVC DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, spacious with radiator, exposed wooden floorboards, double glazed obscured leaded light window to front aspect, picture rail.

DOWNSTAIRS WC

Dual flush low level wc, wash hand basin with chrome mixer tap, wall mounted boiler, space and plumbing for washing machine, double glazed window and door to side aspect.

LIVING ROOM

14'5 x 11'8 (4.39m x 3.56m)

Continuation of the exposed wooden floorboards, coving to ceiling, picture rail, television point, open fireplace with stone hearth, double glazed bay window to front aspect.

SEPARATE DINING ROOM

12'3 x 11'5 (3.73m x 3.48m)

Continuation of the exposed wooden floorboards, coving to ceiling, dado rail, double radiator, fireplace with stone hearth and inset wood burning stove, UPVC double glazed French doors to rear aspect allowing for a pleasant outlook and access onto the garden.

KITCHEN

11' x 8'2 (3.35m x 2.49m)

Exposed wooden floorboards, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below, inset ceramic one & ½ bowl sink with mixer tap, space and plumbing for dishwasher, space for fridge and freezer, double glazed window to rear aspect with pleasant views down the garden.

FIRST FLOOR LANDING

Spacious with double glazed window to side aspect to the half landing, coving to ceiling, loft hatch providing access to loft space, doors to:

BEDROOM ONE

14'4 x 10'4 (4.37m x 3.15m)

Built in wardrobes with overhead storage space, fireplace, radiator, picture rail, double glazed window to front aspect.

BEDROOM TWO

12'4 x 10'4 (3.76m x 3.15m)

Picture rail, exposed wooden floorboards, radiator, fireplace, double glazed window to rear aspect with views down the garden.

BEDROOM THREE

8'6 x 7' (2.59m x 2.13m)

Double glazed window to rear aspect with views down the garden.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road with steps and handrail up to the front door, outside power point.

GARAGE

17'9 x 10'2 (5.41m x 3.10m)

Double opening wooden doors, apex tiled roof, power and light.

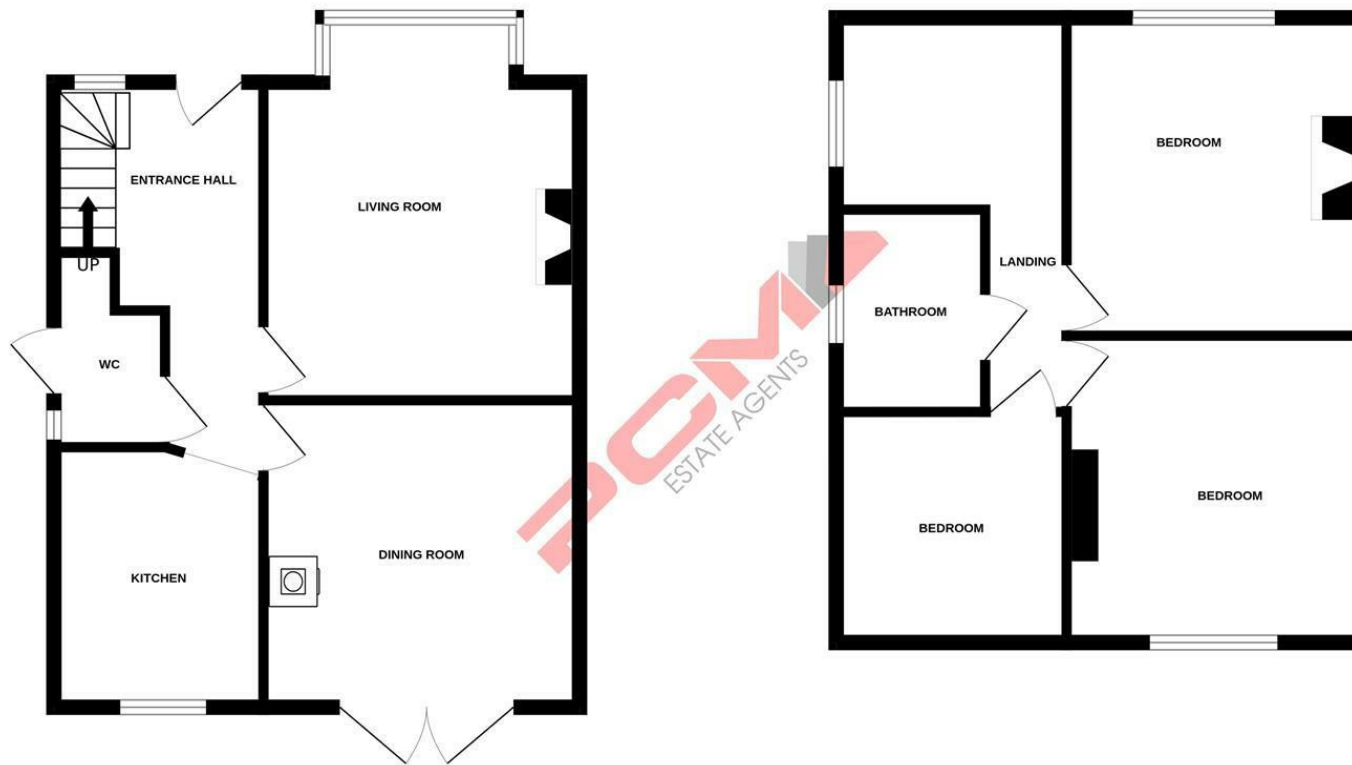
REAR GARDEN

Expansive and family friendly, landscaped with lawn and planting beds. There are several outbuildings in the garden including a greenhouse, large timber workshop/ shed which has power and light. There are several seating areas, raised planting beds, chicken coup and an ornamental raised pond, outside water tap and side access to the front.



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 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.