



PCMA
ESTATE AGENTS

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Price £485,000

PCM Estate Agents are delighted to present to the market a RARE OPPORTUNITY to secure this ATTRACTIVE DETACHED FOUR BEDROOM FAMILY HOME with OFF ROAD PARKING, GARAGE and a LANDSCAPED GARDEN. Tucked away in a quiet cul-de-sac position with only four other properties.

This lovely home offers modern comforts including gas fired central heating and double glazing, and offers well-proportioned accommodation arranged over two floors comprising an entrance hall, lounge, SEPARATE DINING ROOM, CONSERVATORY, kitchen and DOWNSTAIRS WC. Upstairs, the landing provides access to FOUR BEDROOMS and a bathroom.

Conveniently positioned on the outskirts of Hastings town centre, within easy reach of the Tennis Courts on Amherst Road, local popular schooling establishments and of course Hastings town centre with its mainline railway station having convenient links to London on addition to the seafront. Also nearby are Alexandra Park and Linton Gardens.

This FAMILY HOME is offered to the market as a RARE OPPORTUNITY for someone to purchase a property within this intimate and quiet cul-de-sac.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Light and spacious with stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, wall mounted security alarm pad, radiator, double glazed window to side aspect, door opening to:

LIVING ROOM

18'1 x 14'3 (5.51m x 4.34m)

Coving to ceiling, television point, dado rail, fireplace with tiled hearth and inset gas living flame fire, door opening to:

DINING ROOM

10' x 9'8 (3.05m x 2.95m)

Coving to ceiling, radiator, serving hatch to kitchen-breakfast room, door opening into kitchen-breakfast room, double glazed sliding patio doors to:

CONSERVATORY

10'6 x 8'6 (3.20m x 2.59m)

Part brick construction, wooden framed double glazed windows to side and rear elevations, radiator, tiled flooring, French doors onto the garden, a pleasant outlook can be enjoyed over the garden.

KITCHEN-BREAKFAST ROOM

16'6 x 9'9 (5.03m x 2.97m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset resin one & ½ bowl drainer-sink with mixer tap, five ring gas hob with oven below, space for breakfast table, radiator, space for under counter fridge and freezer, part tiled walls, coving to ceiling, return door to living room, double glazed door to side aspect, door to:

LOBBY

Tiled flooring, door to integral garage and further door to:

DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, tiled flooring, coving to ceiling, double glazed window to side aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, large storage cupboard, double glazed window to side aspect with a pleasant view extending over the garden and across Hastings.

BEDROOM ONE

14'8 x 11'6 (4.47m x 3.51m)

Fitted wardrobes, further built in wardrobes, two radiators, coving to ceiling, double glazed windows to front aspect.

BEDROOM TWO

10'2 x 12'4 (3.10m x 3.76m)

Coving to ceiling, radiator, double glazed window to rear aspect with lovely views extending over the garden onto the woodland backdrop.

BEDROOM THREE

9'1 x 8'4 (2.77m x 2.54m)

Measurement excludes door recess. Radiator, built in cupboard, double glazed window to front aspect.

BEDROOM FOUR

9'1 x 8'3 (2.77m x 2.51m)

Coving to ceiling, radiator, double glazed window to rear aspect with lovely views over the garden and beyond to the woodland backdrop.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, ladder style heated towel rail, tiled walls, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking, lawned front garden with planted borders.

GARAGE

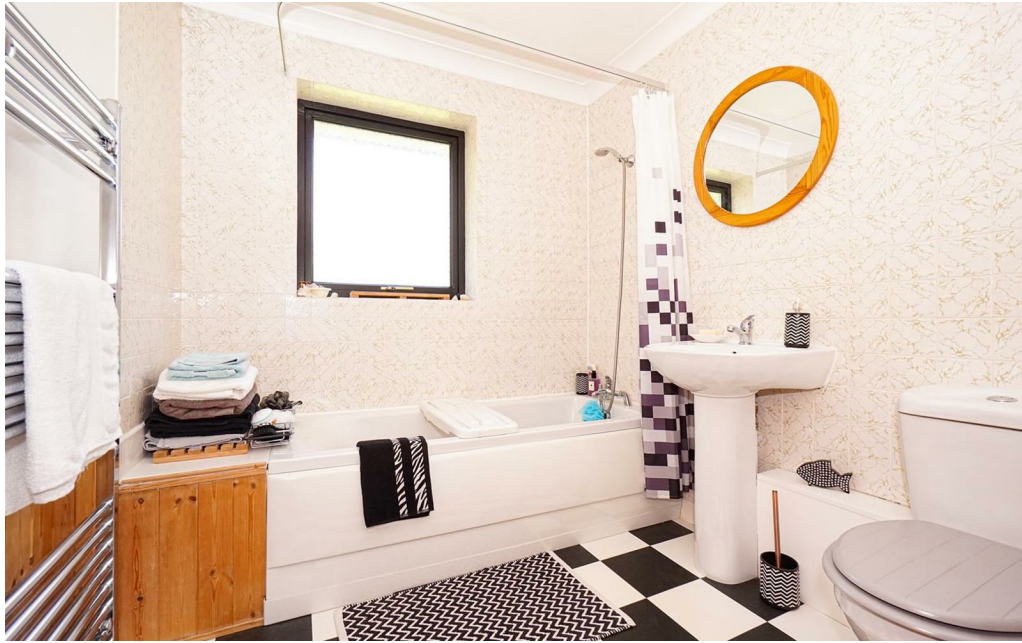
17'6 x 8'3 (5.33m x 2.51m)

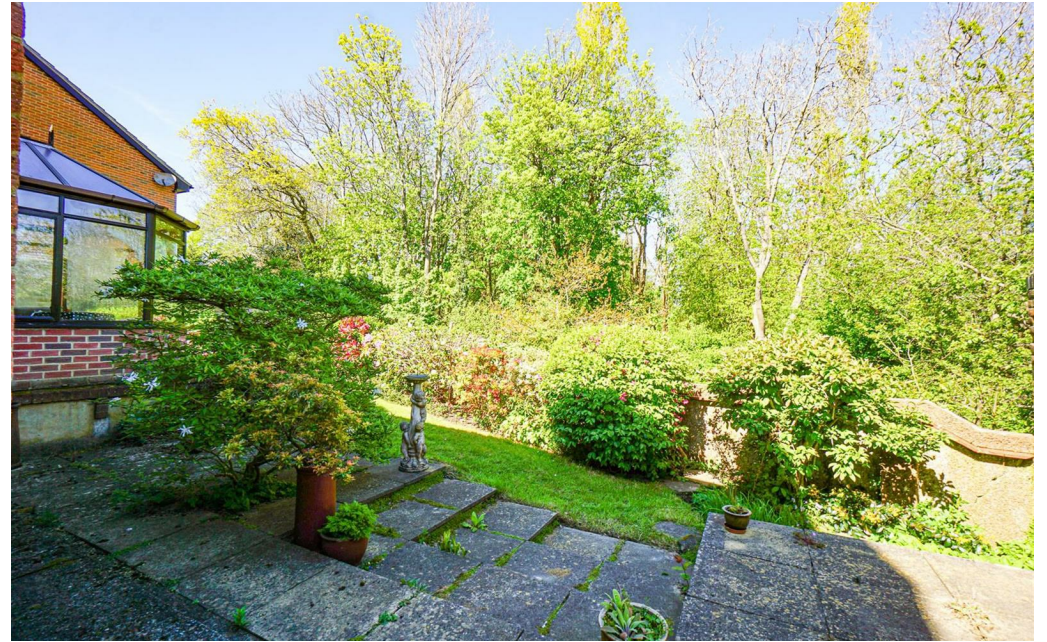
Up and over door, power and light, housing the wall mounted boiler and fuse board, space and plumbing for washing machine and tumble dryer.

REAR GARDEN

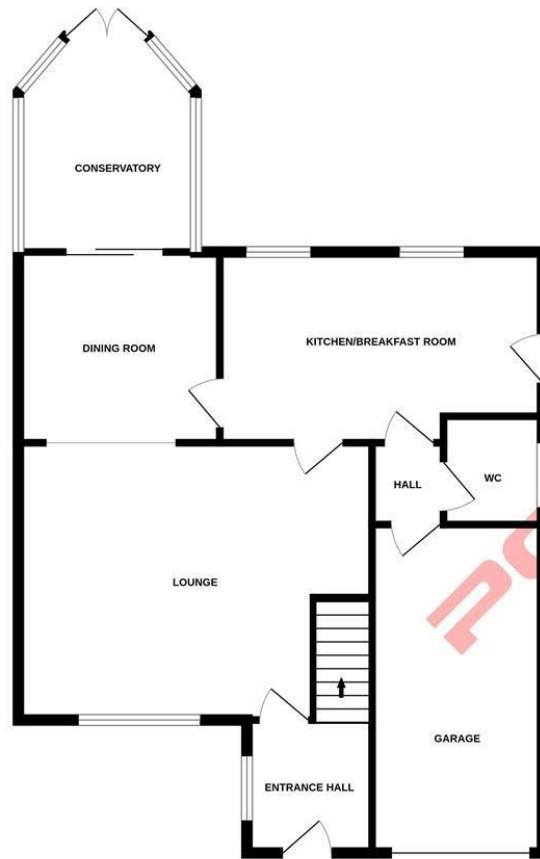
Well established and landscaped, laid with lawn, paved patio areas, fenced and walled boundaries, gated access to front, planted borders with established plants and shrubs. The garden is private and secure, backing onto an area of woodland.



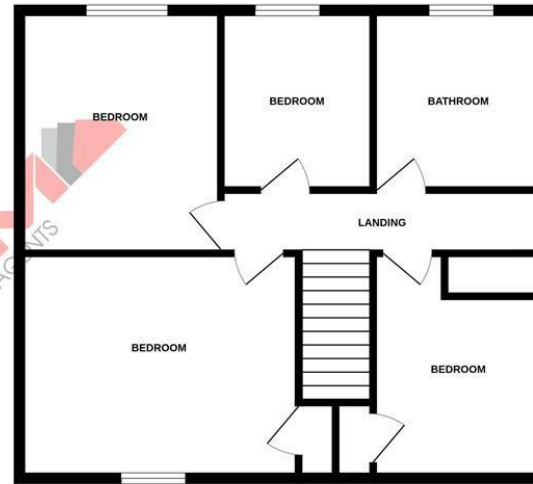




GROUND FLOOR



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.