



ESTATE AGENTS

18, Fearon Road, Hastings, TN34 2DL

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Offers In Excess Of £300,000

Located in this sought-after road within the BLACKLANDS area of Hastings is this OLDER STYLE THREE BEDROOMED SEMI DETACHED HOUSE with block paved drive providing OFF ROAD PARKING for multiple vehicles and a GOOD SIZED GARDEN.

Situated just a short walk from a number of popular schooling establishments and within easy reach of Alexandra Park. Inside the property offers well-proportioned accommodation comprising an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. Whilst the property is in need of some updating it does benefit from double glazed windows where stated and gas fired central heating, there are also OPEN FIRE's within the living room and dining room.

If you are seeking a CHARACTERFUL FAMILY HOME in the Blacklands region, please call the owners agents now to book your immediate viewing to avoid disappointment.

STORM PORCH

Providing access to;

ENRANCE HALL

Stairs rising to upper floor accommodation, telephone point, radiator, dado rail, wall mounted thermostat control for gas fired central heating, glazed window to side aspect, door to;

LOUNGE

16'3 into bay x 11'8 (4.95m into bay x 3.56m)

Double glazed bay window to front aspect, radiator, exposed brick chimney breast with open fireplace and brick hearth, television & telephone points.

DINING ROOM

11'2 x 10'8 (3.40m x 3.25m)

Double glazed French doors to garden, tiled open fireplace, radiator, coving to ceiling.

KITCHEN

9' x 6'6 (2.74m x 1.98m)

Fitted with a range of base level cupboards and drawers with worksurfaces over, space for gas cooker, inset stainless steel sink unit, space and plumbing

for washing machine, space for under counter fridge freezer, wall mounted boiler, double glazed window and door to rear aspect providing access and outlook over the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space,.

BEDROOM ONE

16'2 into bay x 11'2 (4.93m into bay x 3.40m)

Radiator, coving to ceiling, double glazed bay window to front aspect.

BEDROOM TWO

11'4 x 10'9 (3.45m x 3.28m)

Airing cupboard, radiator, coving to ceiling, double glazed window to rear aspect with views over the garden.

BEDROOM THREE

9'3 x 6'4 (2.82m x 1.93m)

Radiator, coving to ceiling, double glazed window to front aspect.

BATHROOM

Panel enclosed bath, low level wc, pedestal wash hand basin, part tiled walls, coving to ceiling, radiator, double glazed window to rear aspect with pattern glass for privacy.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles.

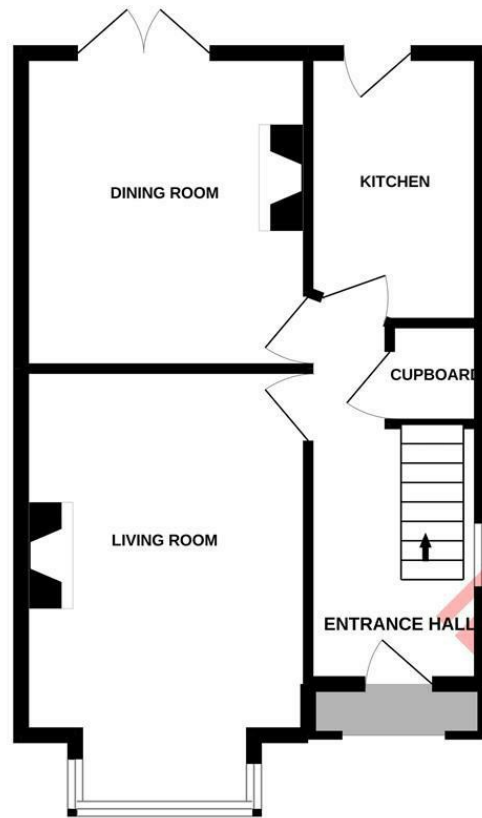
REAR GARDEN

Good size and mainly laid to lawn, small stream at the rear of the garden with a further section of garden beyond which is cultivated, outside water tap.

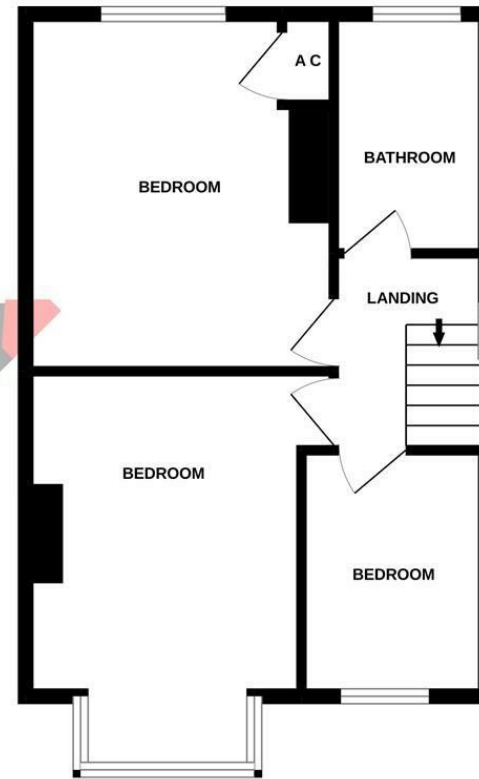
Council Tax Band: C



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.