



ESTATE AGENTS

**10, Amherst Close, Hastings, TN34 1TY**

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**Price £450,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this ATTRACTIVE FOUR BEDROOMED SEMI DETACHED HOUSE tucked away in this quiet cul-de-sac location within walking distance of Hastings town centre and Alexandra Park.

Inside the property affords well-appointed FAMILY ACCOMMODATION arranged over two floors comprising a ground floor SPACIOUS ENTRANCE PORCH with space for shoes and coats opening up onto a light and airy entrance hall that provides access to a living room, KITCHEN-DINING ROOM, UTILITY ROOM, bedroom four/ study, upstairs landing, THREE BEDROOMS and a family bathroom. Externally the property benefits from a landscaped gardens arranged over a terrace with seating areas, lawn, LARGE SUMMER HOUSE and BAR & HOT TUB incorporated within the sale. To the front there is a good sized block paved drive providing OFF ROAD PARKING for multiple vehicles, there was a garage but this is now just room for storage containing the gas and electric meters. There is also a large undercroft CELLAR SPACE that extends beneath the property and is an ideal space for storage.

The property enjoys a pleasant outlook to the rear extending over Hastings and over a small area of woods running between Amherst Road and Lower Park Road. This house must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your immediate viewing to avoid disappointment.

#### **DOUBLE GLAZED DOUBLE OPENING FRENCH DOORS**

Leading to;

#### **ENTRANCE PORCH**

Tiled flooring, ample space for hanging coats and storing shoes, further partially glazed front door leading to;

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, wall mounted thermostat control for gas fired central heating, oak flooring, door to;

#### **LIVING ROOM**

14'2 x 11'3 (4.32m x 3.43m)

Exposed wooden floorboards, coving to ceiling, television point, radiator, double glazed window to front aspect.

#### **KITCHEN-DINING ROOM**

21'2 x 8'3 (6.45m x 2.51m)

Oak flooring, part tiled walls, radiator, ample space for dining table, fitted with a range of eye and base level cupboards and drawers fitted with soft close hinges and having solid wood worksurfaces over, electric four ring hob with cooker hood over, waist level double oven and grill, inset glass drainer-sink with mixer tap, wall mounted vertical radiator, pull out larder style cupboard, wall mounted cupboard concealed boiler, double glazed windows to both side and rear elevations with pleasant views over the garden, double glazed door opening to side providing access to the garden, doorway leading to;

#### **UTILITY**

8'6 narrowing to 5'3 x 11'7 (2.59m narrowing to 1.60m x 3.53m)

Radiator, tiled flooring, part tiled walls, pantry, space for tall fridge freezer, integrated washer/ dryer, return door to entrance hall, double glazed window to rear aspect with pleasant views over the garden.

#### **BEDROOM FOUR/ STUDY**

9'6 x 8'9 excluding recess (2.90m x 2.67m excluding recess)

Wood laminate flooring, radiator, double glazed window to rear aspect with pleasant views over the garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to side aspect, door to;

#### **BEDROOM ONE**

15'2 x 11'3 (4.62m x 3.43m)

Wood laminate flooring, radiator, double glazed window to front aspect.

#### **BEDROOM TWO**

9'5 x 9'2 (2.87m x 2.79m)

Coving to ceiling, wood laminate flooring, built in wardrobes, double glazed window to rear aspect having pleasant views over the garden and far reaching views over Hastings.

#### **BEDROOM THREE**

7'5 x 7' excluding door recess (2.26m x 2.13m excluding door recess)

Wood laminate flooring, built in wardrobes, radiator, double glazed window to front aspect.

#### **BATHROOM**

Modern bathroom suite comprising panelled bath with mixer tap, electric shower over bath, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, ladder style heated towel rail, part tiled walls, vinyl flooring, down lights, extractor for ventilation, double glazed pattern glass window to rear aspect.

#### **FRONT GARDEN**

Expansive block paved drive providing off road parking for multiple vehicles, steps down to front door with planting areas to either side retained by railway sleepers and laid with pea beach, exotic plants and shrubs. What was previously the garage has now been partially converted with a remaining area of storage space with gas and electricity meters contained within.

#### **REAR GARDEN**

Landscaped terraced garden with decked patio areas, steps descending to the lower section of garden with lawned sections either side. To the far end of the garden is a further decked patio with large summer house housing hot tub, section of pea beach to the side and lawn, mature plants and shrubs enjoying a pleasant outlook over a small section of woodland to the rear, outside water tap, hot tub (included in the sale), pleasant views extending across Hastings and to an area of woodland set behind the property. Summer house (16'3 x 9'8) being timber construction with apex roof, power and light, double opening wooden doors to the side as well as a single door opening to the front, bar area with sink and running water. Gated access to front and access to;

#### **CELLAR**

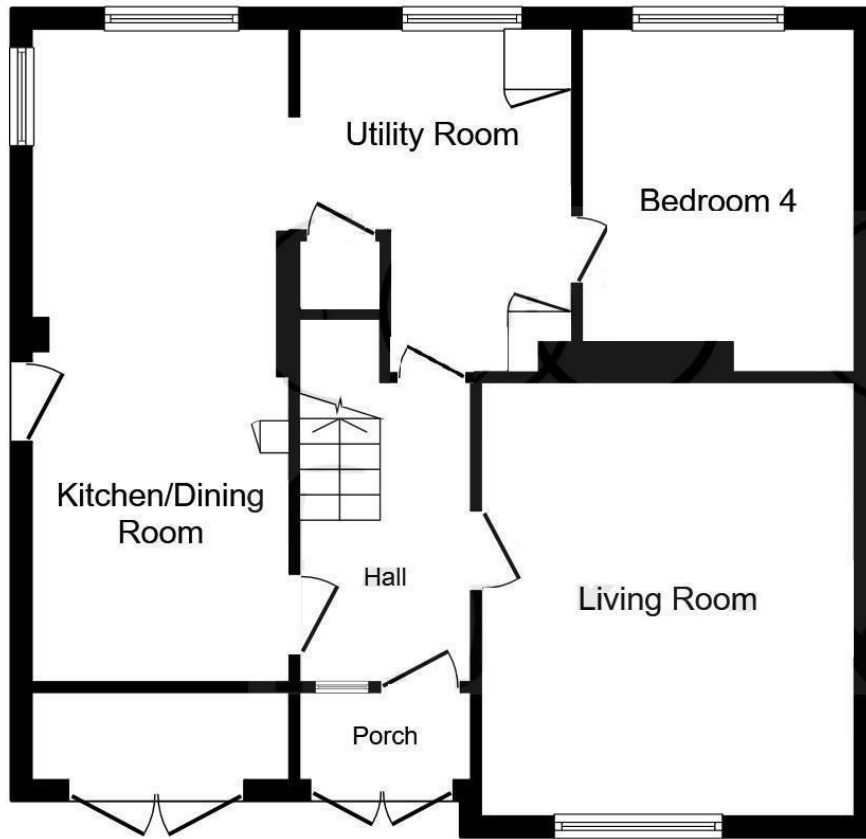
Located beneath the property and accessible from the garden.

#### **AGENTS NOTE**

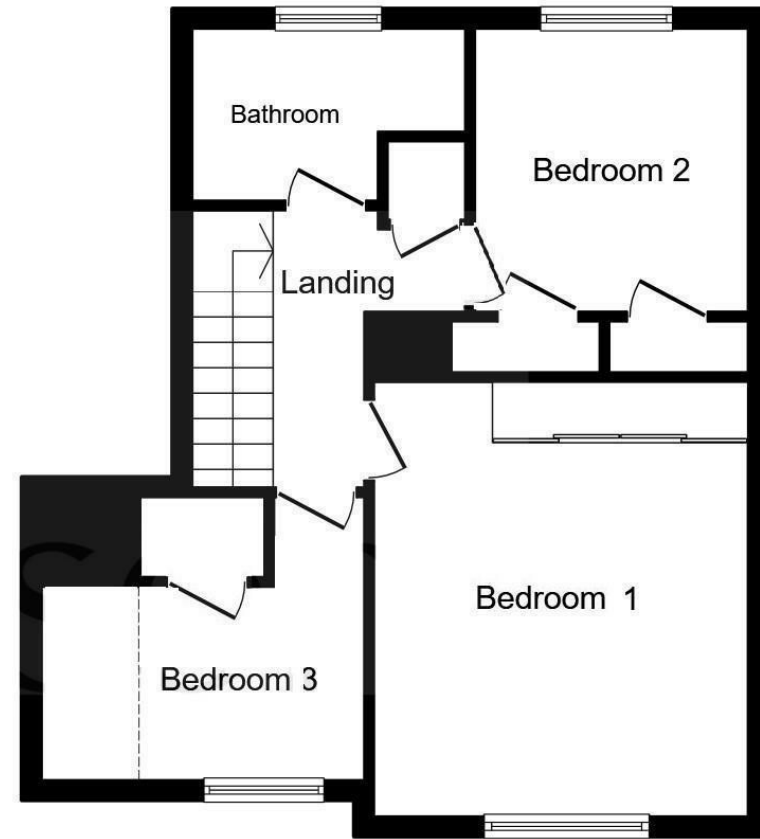
The back fence is not the boundary to the property, the boundary a few feet beyond the back fence incorporating the large conifer set on the other side of the fence.

Council Tax Band: D





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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>	
	<b>82</b>
	<b>69</b>
Not energy efficient - higher running costs	
England & Wales	
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	
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.