



PCMA
ESTATE AGENTS

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Price £279,000

PCM Estate Agents are delighted to offer to the market an opportunity to secure this BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOMED MODERN SEMI DETACHED HOUSE located on this sought-after development constructed approximately 18months ago with the remainder of a 10 YEAR NEW BUILD WARRANTY.

The property is EXCEPTIONALLY WELL-PRESENTED throughout and offers spacious accommodation over two floors comprising an entrance hallway, SPACIOUS LOUNGE with access onto the garden, SEPARATE KITCHEN, downstairs wc, first floor landing with TWO DOUBLE BEDROOMS and a family bathroom. To the rear of the property is a PRIVATE AND ENCLOSED REAR GARDEN with two patio areas ideal for seating and entertaining, whilst to the front is an ALLOCATED PARKING SPACE in addition to a small front garden.

The property is considered an IDEAL FAMILY HOME, please call now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, wall mounted thermostat control, door to;

LOUNGE

13'11 x 13'9 (4.24m x 4.19m)

Double glazed double doors opening to garden, double glazed window to rear aspect, television point, under stairs storage cupboard, radiator.

KITCHEN

9'2 x 8'4 (2.79m x 2.54m)

Modern and fitted with a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated fridge freezer, integrated washing machine, stainless steel inset sink with mixer tap, double glazed window to front aspect, cupboard housing wall mounted gas fired boiler.

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin with tiled splashback.

FIRST FLOOR LANDING

Loft hatch, storage cupboard and wall mounted thermostat control.

BEDROOM

13'8 x 9'3 (4.17m x 2.82m)

Two double glazed windows to front aspect, radiator, storage cupboard.

BEDROOM

13'9 x 8'9 (4.19m x 2.67m)

Two double glazed windows to rear aspect, built in wardrobe, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, double glazed obscured window to side aspect, tiled walls, inset ceiling spotlight and extractor fan.

REAR GARDEN

Private and secluded with patio area, steps down with pathway leading to further patio area towards the rear of the garden that is ideal for seating and entertaining, two areas of lawn, enclosed fenced boundaries, side access to the front of the property.

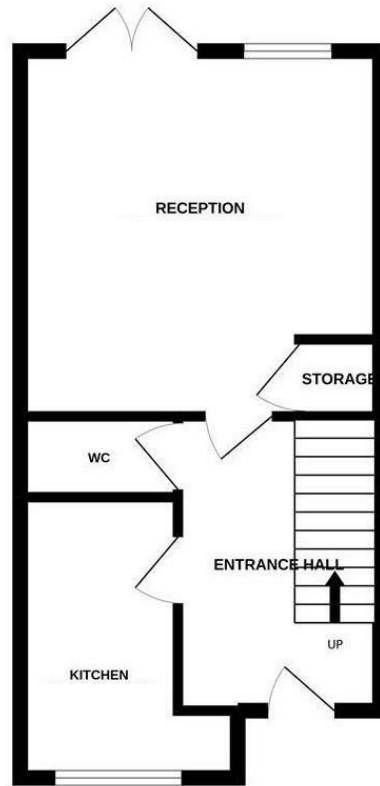
FRONT GARDEN

Lawned garden and allocated parking.

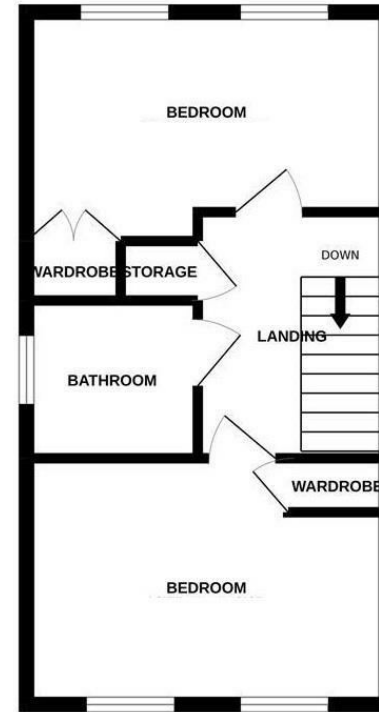
Council Tax Band: C



GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

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			95
(92 plus) A			
(81-91) B		82	
(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	