



ESTATE AGENTS

16, Amherst Close, Hastings, TN34 1TY

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Price £450,000

PCM Estate Agents are delighted to present to the market a UNIQUE and RARE OPPORTUNITY to secure this DETACHED FOUR BEDROOMED HOUSE conveniently located in a quiet cul-de-sac position on the outskirts of Hastings town centre, within easy reach of Alexandra Park, Linton Gardens and local popular schooling establishments. The property has a DRIVEWAY, gas fired central heating, double glazing and an ENCLOSED LANDSCAPED GARDEN that backs onto an area of woodland.

Inside, the property has versatile accommodation comprising a spacious entrance hall, LOUNGE with WOOD BURNER, OPEN PLAN KITCHEN-DINER with a lovely WALK-IN PANTRY, TWO DOUBLE BEDROOMS and a wc. Stairs descend to the lower floor where there is a hall, TWO FURTHER DOUBLE BEDROOMS, a bathroom and a LARGE UTILITY ROOM.

The GARDEN is landscaped with the addition of a LARGE STUDIO with power and light, and could be utilised as a home office/ summer house or crafts room.

The property is unique and must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening onto:

SPACIOUS ENTRANCE HALL

Wood flooring, wall mounted vertical radiator, down lights, coving to ceiling, stairs descending to lower floor accommodation and doors opening to:

LIVING ROOM

17'1 x 12'3 (5.21m x 3.73m)

Coving to ceiling, fireplace with wooden mantle, stone hearth and inset wood burning stove, radiator, television point, double glazed window to rear aspect with views over the garden and beyond to an area of woodland at the rear of the property.

KITCHEN-DINER

16'4 x 11'4 (4.98m x 3.45m)

Continuation of the wood flooring, Shaker style kitchen fitted with a range of eye and base level cupboards and drawers fitted with solid wood worktops over and tiled splashbacks, space for Range style electric cooker, ceramic Belfast sink with mixer spray tap, space for tall fridge freezer, ample space for dining table, combination of ceiling down lights and pendant lighting over the dining table, two ceiling speakers, underfloor heating, double glazed window to front aspect, double glazed door to side aspect, door to:

WALK-IN PANTRY

6'9 x 2'9 (2.06m x 0.84m)

Continuation of the wood flooring, built in shelving.

BEDROOM

12'2 x 8'7 (3.71m x 2.62m)

Built in wardrobe/ cupboard, radiator, recessed shelving, double glazed window to rear aspect with views over the garden and to an area of woodland that lies beyond.

BEDROOM

12'9 x 10'9 (3.89m x 3.28m)

Coving to ceiling, radiator, double glazed windows and French doors to front aspect providing a pleasant outlook and access to the front garden.

SEPARATE WC

Low level wc, vanity enclosed wash hand basin, radiator, part tiled walls, loft hatch providing access to loft space.

LOWER FLOOR HALL

Doors opening to:

BEDROOM

14'3 x 12' (4.34m x 3.66m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden and views beyond to an area of woodland behind the garden.

BEDROOM

11' x 10'2 (3.35m x 3.10m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden and far reaching views beyond to an area of woodland behind the garden.

BATHROOM

Panelled bath with mixer tap, separate walk in shower enclosure with electric shower, dual flush low level wc, vanity enclosed wash hand basin, ladder style heated towel rail, part tiled walls, tiled flooring, double glazed pattern glass window to rear aspect.

INNER HALL

Under stairs storage cupboard, door to:

UTILITY

13'2 x 11'2 (4.01m x 3.40m)

Tile effect laminate flooring, double bowl ceramic Belfast style sink with mixer tap, space and plumbing for washing machine and tumble dryer, recessed shelving, further storage cupboard, double glazed door to side aspect.

GARDEN

Terraced landscaped garden with a paved patio abutting the property, outside water tap, access down the side elevation to the front, greenhouse, fenced boundaries, section of lawn, planted borders, wooden shed and access to:

TIMBER FRAMED CABIN/ STUDIO

16'1 x 11'5 (4.90m x 3.48m)

Windows and doors, power and light, partially insulated. There is a partition wall that could be taken out to open up the space if required.

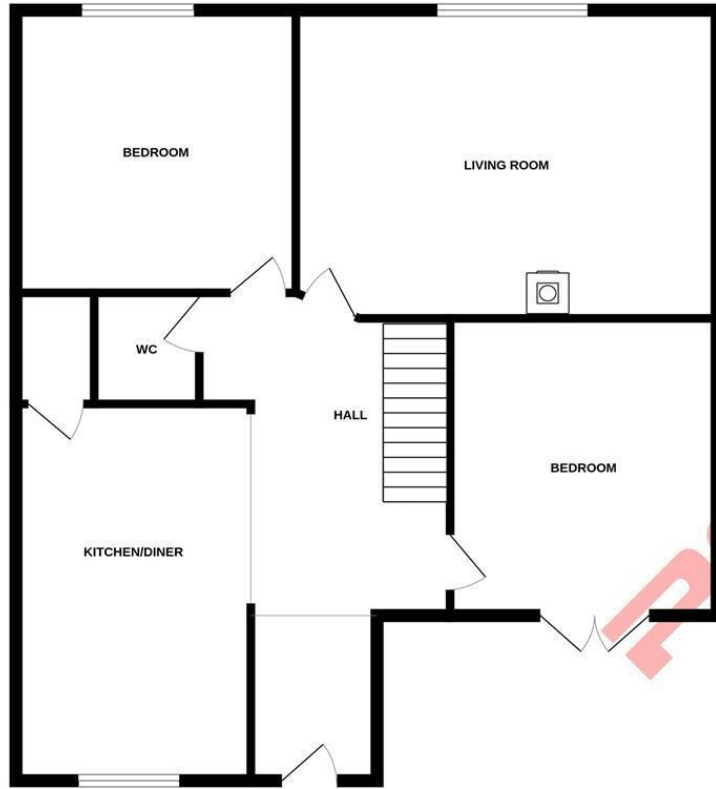
OUTSIDE - FRONT

Driveway providing off road parking for one vehicle, section of lawn and an area of patio.

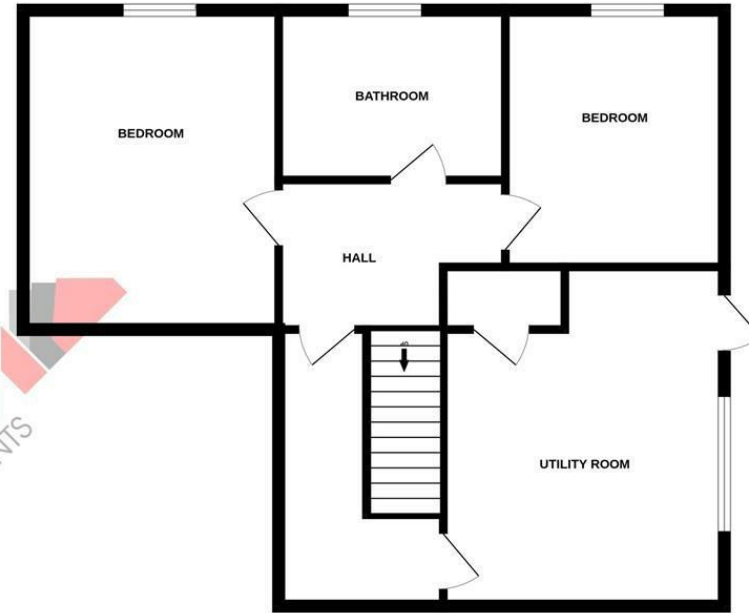
Council Tax Band: D



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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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		
(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	