



ESTATE AGENTS

**28, Chanctonbury Drive, Hastings, TN34 2QN**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In The Region Of £440,000**



Beautifully presented FOUR DOUBLE BEDROOMED DETACHED HOUSE with INTEGRAL GARAGE tucked away in this highly sought-after cul-de-sac towards the northern outskirts of Hastings, within easy reach of local schooling and the Conquest Hospital.

The property is offered to the market CHAIN FREE and presented to an excellent standard throughout and offers spacious accommodation comprising an entrance hallway, lounge, SEPARATE DINING ROOM with UNDERFLOOR HEATING and BI-FOLD DOORS, beautifully presented MODERN FITTED KITCHEN, DOWNSTAIRS WC/ UTILITY ROOM, first floor landing, FOUR GOOD SIZED BEDROOMS and a family bathroom.

Externally the property offers a FAMILY FRIENDLY REAR GARDEN which enjoys a SOUTHERLY ASPECT and features a LARGE DECKED AREA ideal for seating and entertaining plus a BARBEQUE HUT and SUMMER HOUSE, whilst to the front of the property is a large driveway providing AMPLE OFF ROAD PARKING for multiple vehicles leading to a GARAGE.

The property is tucked away towards the end of this RARELY AVAILABLE and quiet cul-de-sac, within easy reach of local schooling and is considered an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **CANOPIED ENTRANCE**

Door to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to the first floor accommodation with glass balustrades, wall mounted thermostat control, radiator, under stairs storage area, radiator.

#### **DINING ROOM**

11'7 x 10'10 (3.53m x 3.30m)

Bi-fold doors with integrated blinds to rear aspect leading out to the garden, air-conditioning unit, underfloor heating with control panel, internal bi-fold doors leading to:

#### **LOUNGE**

12'6 x 10'10 (3.81m x 3.30m)

Double glazed window to front aspect with shutter blinds and underfloor heating,

#### **KITCHEN**

12'9 x 9' (3.89m x 2.74m)

Beautifully presented & modern comprising a range of eye and base level units with worksurfaces over, induction hob with extractor above, integrated oven, integrated microwave, integrated dishwasher, inset sink with flexi mixer tap, space for fridge freezer, double glazed French doors to rear aspect leading out to the garden.

#### **UTILITY ROOM/ WC**

7'3 x 5'9 (2.21m x 1.75m)

WC plus a range of eye and base level storage units with worksurfaces, inset sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, extractor fan, double glazed obscured window to rear aspect, chrome ladder style radiator. This room was formerly a shower room and could be reinstated for those looking for a second bathroom/ shower room.

#### **FIRST FLOOR LANDING**

Loft hatch, double glazed window to front aspect, radiator.

#### **BEDROOM**

11'9 x 11' (3.58m x 3.35m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

11'8 x 9' (3.56m x 2.74m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

12'6 x 10'11 (3.81m x 3.33m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

12'10 x 7'11 (3.91m x 2.41m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with storage, wall mounted LED mirror, radiator, extractor fan and double glazed obscured window to rear aspect.

#### **REAR GARDEN**

Beautifully presented, private and secluded south facing garden, considered family friendly and features a large decked area ideal for seating and entertaining. There is also a barbeque hut and summer house. The rest of the garden is mainly laid to lawn with a range of mature shrubs, plants and trees, enclosed fenced boundaries, exterior power point, side access to both sides.

#### **GARAGE**

16'5 x 9'1 (5.00m x 2.77m)

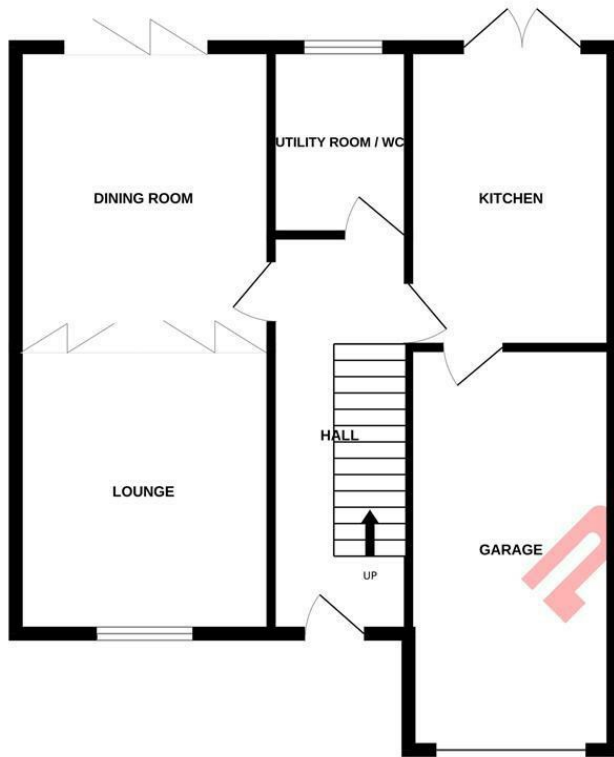
Electric roller door, power and lighting, wall mounted gas fired boiler, ample storage.

Council Tax Band: D

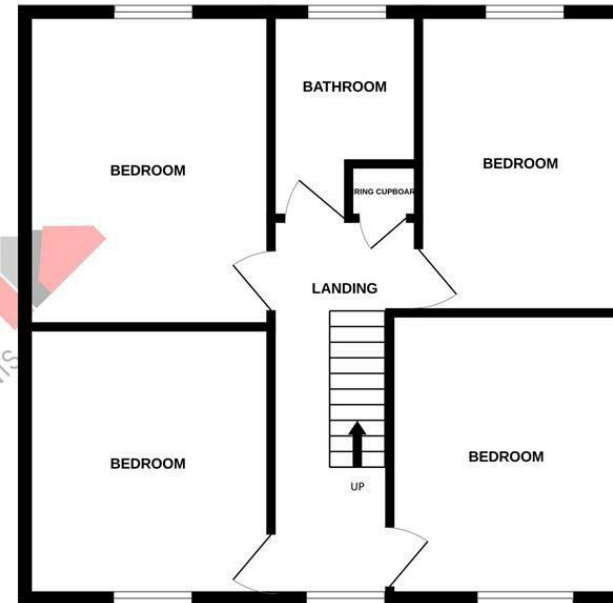




GROUND FLOOR



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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>91</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.