



ESTATE AGENTS

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Price £400,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE THREE BEDROOMED SEMI-DETACHED HOUSE in exceptionally good decorative order throughout.

Inside, the property offers modern comforts to include gas fired central heating, double glazing and has the benefit of a pleasant outlook across the front of the house, over neighbouring rooftops towards the East Hill, some sea views as you look down Edmund Road from the master bedroom.

Accommodation is exceptionally well-proportioned and well appointed, arranged over two floors comprising an external porch leading to an entrance hall, BAY FRONTED LIVING ROOM, separate DINING ROOM, MODERN KITCHEN, upstairs landing, THREE BEDROOMS and a modern bathroom with shower over the bath.

The property occupies a slightly elevated position set back from the road with a block paved drive providing OFF ROAD PARKING and a ENCLOSED BEAUTIFULLY LANDSCAPED GARDEN to the rear ideal for families. The garden is a delightful feature offering AMPLE OUTSIDE SPACE for families to enjoy with a sandstone patio, decked patio area, sections of lawn and planted borders.

Positioned within lower Clive Vale, within easy reach of Hastings Historic Old Town, popular schooling establishments and the East Hill. This house must be viewed to fully appreciate the convenient position and quality of accommodation on offer. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

INTERNAL PORCH

Further wooden partially glazed door opening to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, picture rail, radiator, wood flooring.

LIVING ROOM

14'1 into bay x 11'6 (4.29m into bay x 3.51m)

Coving to ceiling, picture rail, engineered oak flooring, fireplace, television point, two radiators, double glazed bay window to front aspect with made to measure bespoke plantation shutters.

DINING ROOM

12'8 x 11'8 (3.86m x 3.56m)

Picture rail, engineered oak flooring, radiator, double glazed window to rear aspect with pleasant views onto the garden, door to:

KITCHEN

14'9 x 8'2 (4.50m x 2.49m)

Modern and built with a matching range of eye and base level cupboards and drawers, fitted with soft close hinges and having complimentary worksurfaces and matching upstands over, four ring induction hob with cooker hood over, waist level double oven and separate grill, resin drainer-sink unit with chrome mixer tap, integrated fridge freezer, space and plumbing for washing machine, dishwasher and tumble dryer, inset down lights, under cupboard lighting, continuation of the wood flooring, radiator, under stairs

storage cupboard housing the consumer unit for the electrics, security alarm pad, cupboard offering additional storage space/ space for an additional freezer, wall mounted cupboard concealed boiler, dual aspect room with double glazed window and door to side, double glazed window to rear aspect having pleasant views onto the garden.

FIRST FLOOR LANDING

Split level landing, coving to ceiling, picture rail, loft hatch providing access to loft space.

BEDROOM ONE

15' x 14'3 into bay (4.57m x 4.34m into bay)

Coving to ceiling, picture rail, double radiator, built in bedroom furniture including built in wardrobes and over bed storage space, double glazed window and double glazed bay window to front aspect having made to measure bespoke plantation shutters offering a pleasant outlook over rooftops towards the East Hill, down Edmund Road and to the sea.

BEDROOM TWO

12'9 x 9'6 (3.89m x 2.90m)

Coving to ceiling, picture rail, double radiator, built in wardrobe, double glazed window to rear aspect with pleasant views onto the garden.

BEDROOM THREE

8'3 x 6'7 (2.51m x 2.01m)

Picture rail, radiator, double glazed window to rear aspect with pleasant views onto the garden.

BATHROOM

Modern suite comprising a panelled bath with mixer tap and shower over bath, rain style shower head and hand held shower attachment, concealed cistern dual flush low level wc incorporating a vanity enclosed wash hand basin with mixer tap offering ample storage. Ladder style heated towel rail, tiled walls, laminate flooring, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

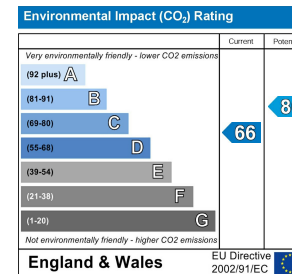
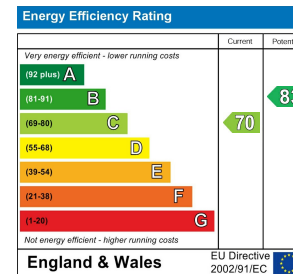
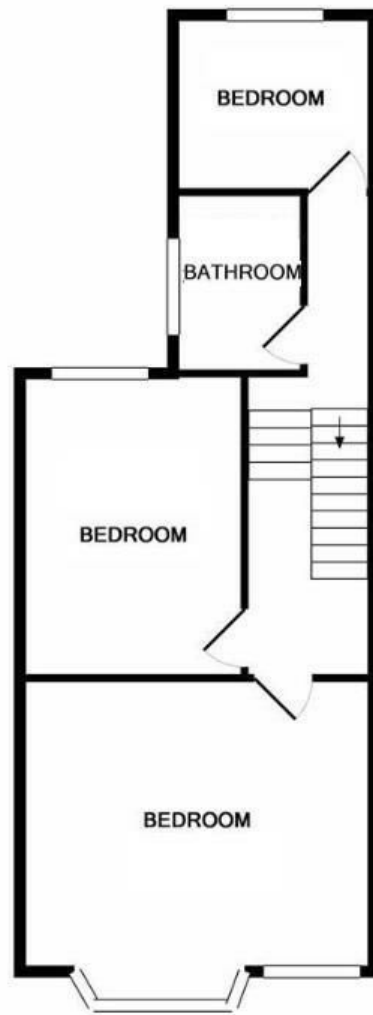
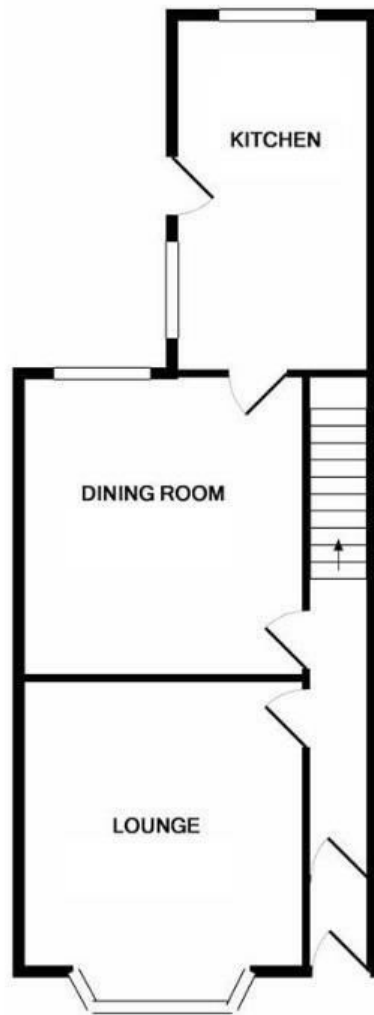
Block paved drive providing off road parking, occupying a slightly elevated position set back from the road with gradual steps laid with Indian sandstone leading to the front door. There is also gated access to the side garden.

REAR GARDEN

Landscaped with a sandstone patio abutting the property, sympathetically terraced with steps paved with Indian sandstone opening up onto a pathway leading to the middle and rear sections of garden, area of lawn, decked patio and planted borders. There is also a wooden shed, fenced boundaries, gated side access and an outside water tap and security light.

Council Tax Band:





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.