



ESTATE AGENTS

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Offers In Excess Of £525,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED THREE BEDROOMED CHALET STYLE PROPERTY, positioned in the sought-after region of Westfield in a quiet position with a block paved drive providing OFF ROAD PARKING for multiple vehicles, GARAGE and a PRIVATE REAR GARDEN.

The property offers modern comforts including gas fired central heating and double glazing, whilst it is IN NEED OF SOME MODERNISATION it does offer potential for the eventual buyer to position their personality onto the property and get it exactly how they want it.

The well-proportioned and versatile accommodation is arranged over two floors and comprises a porch leading to a spacious entrance hall, DUAL ASPECT LIVING ROOM, separate DINING ROOM, kitchen, GROUND FLOOR BEDROOM with access to an EN SUITE SHOWER ROOM and a ground floor wc. To the first floor there are TWO FURTHER BEDROOMS and a bathroom.

Located in this Village setting, close to popular schooling establishments and a range of countryside walks including a number of 1066 paths.

This CHALET STYLE RESIDENCE must be viewed to fully appreciate the convenient and quiet position on offer and the potential that the property provides. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Part brick construction with double glazed windows to side and front elevation, wood flooring, radiator, double opening wooden partially glazed door to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, wood flooring, coving to ceiling, radiator, down lights.

DUAL ASPECT LIVING ROOM

19'2 x 11'3 (5.84m x 3.43m)

Wood flooring, coving to ceiling, down lights, two radiators, television and telephone points, inset gas fire, double glazed window to front aspect and double glazed windows and French doors to rear aspect with views and access onto the gardens.

DINING ROOM

13'5 x 10'3 (4.09m x 3.12m)

Radiator, wood flooring, coving to ceiling, down lights, double glazed window to rear aspect with views over the garden, door to:

KITCHEN

11' x 9'7 (3.35m x 2.92m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with cooker hood, waist level double oven and grill, inset one & ½ bowl drainer-sink unit with mixer tap, part tiled walls, integrated tall fridge freezer and dishwasher, inset one & ½ bowl drainer-sink unit with mixer tap, part tiled walls, radiator, coving to ceiling, television point, down lights, double glazed window and door to rear aspect with views and access onto the garden, return door to entrance hall.

WC

Dual flush low level wc, wall mounted wash hand basin, part tiled walls, double glazed window to side aspect.

BEDROOM THREE

14'3 x 9'3 (4.34m x 2.82m)

Coving to ceiling, wood laminate flooring, radiator, down lights, double glazed window to front aspect, door to:

EN SUITE

Wet room style shower area with fitted shower, dual flush low level wc, wall mounted wash hand basin with mixer tap, radiator, down lights, extractor for ventilation, double glazed obscured glass window to side aspect.

FIRST FLOOR LANDING

Access to eaves storage, down lights, Velux window to front aspect, door to:

BEDROOM ONE

20'5 x 12'9 (6.22m x 3.89m)

Access to eaves storage, radiator, fitted wardrobes, down lights, wood laminate flooring, dual aspect room with two Velux windows to front and rear elevations, further double glazed window to front.

BEDROOM TWO

11'8 x 10'8 (3.56m x 3.25m)

Access to eaves storage, radiator, down lights, access to an additional area of storage in the roof space where you will find the boiler, further storage space, radiator, down lights, Velux window to rear aspect.

BATHROOM

Currently in need of some updating having a bath with mixer tap, low level wc, pedestal wash hand basin, tiled walls, down lights, ladder style heated towel rail, double glazed pattern glass window to rear aspect.

REAR GARDEN

Good sized with a stone/ paved patio abutting the property and wrapping around the side elevation, personal door to attached garage and steps up to the main section of garden which is laid to lawn with planting borders, outside water tap, outside power points, wooden shed, gated access to the front garden, further gated access to the rear of the garden opening onto New Cut.

GARAGE

15'4 x 9'1 (4.67m x 2.77m)

Electric roller door, power and light, wall mounted fitted units.

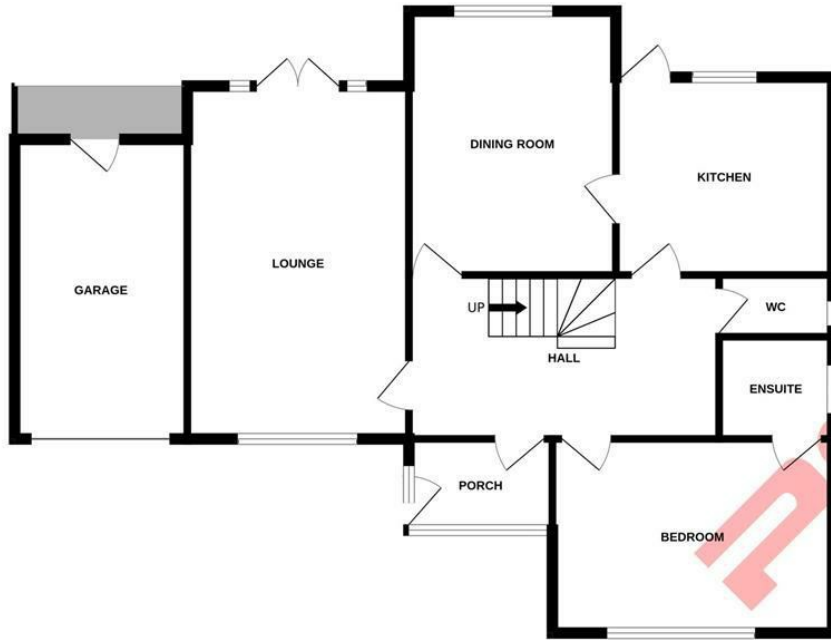
OUTSIDE - FRONT

Established and mainly laid to lawn with a block paved patio providing off road parking for multiple vehicles, few steps up and handrail to the front door, gated access to the rear garden. Occupying a quiet position off the main stretch of road with a small side access road that leads to a only a few other properties.

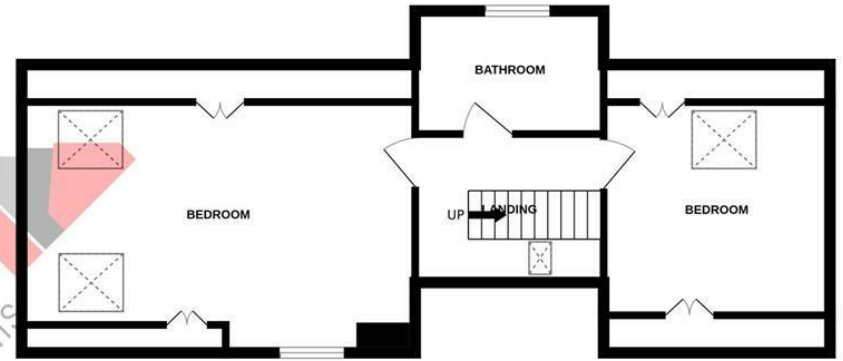
Council Tax Band: D



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	

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.