

ESTATE AGENTS

Cedar House, 10b, The Ridge, Hastings, TN34 2AA

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £285,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN THREE BEDROOMED TERRACED HOUSE conveniently positioned close to popular schooling establishments and nearby amenities, with OFF ROAD PARKING and an ENCLOSED PRIVATE REAR GARDEN.

The property offers modern comforts to include gas fired central heating, double glazing and well-appointed accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, OPEN PLAN LOUNGE-DINING ROOM with access onto the level family friendly garden, there is also a MODERN KITCHEN with MARBLE EFFECT WORKTOPS, upstairs landing, THREE GOOD SIZED BEDROOMS and a bathroom. The rear garden is landscaped with seating areas and section of lawn.

Please call the owners agents now to book your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, staircase rising to upper floor accommodation, wood laminate flooring, central heating thermostat.

CLOAKROOM

Double glazed window to front aspect, tiled walls, pedestal wash hand basin, low level wc, radiator, tiled floor, inset ceiling spotlighting, return door to hallway.

KITCHEN

11'11" max x 6'11" max (3.63m max x 2.11m max)

Double glazed bay window to front aspect with made to measure plantation shutters, part tiled walls, inset ceramic one & ½ bowl sink with mixer tap over, range of modern base units comprising cupboards and drawers set beneath marble effect work surfaces, tiled splashbacks, matching wall units over, under cupboard lighting, stainless steel chimney style cooker hood over stainless steel inset four ring gas hob with oven below and extractor over, tiled floor, space & plumbing for washing machine, space fir tall fridge-freezer, radiator, inset ceiling spotlighting, return door to hallway.

LOUNGE-DINER

15'2" max x 14'4" max (4.62m max x 4.37m max)

Double glazed windows to rear aspect, radiator, under stairs storage cupboard, feature wall panelling, double glazed double doors opening to the rear garden, return door to hallway.

FIRST FLOOR LANDING

Trap hatch to loft space, recently fitted carpets, central heating thermostat.

BEDROOM ONE

12'7" x 7'9" (3.84m x 2.36m)

Double glazed window to rear aspect with made to measure plantation shutters, radiator, recently fitted carpets, feature wall panelling, built in wardrobe, return door to landing.

BEDROOM TWO

13'0" max x 7'8" max (3.96m max x 2.34m max)

Double glazed window to front aspect with made to measure plantation shutters, recently fitted carpets, radiator, feature wall panelling, return door to landing.

BEDROOM THREE

8'10" x 6'2" (2.69m x 1.88m)

Double glazed window to rear aspect with made to measure plantation shutters, recently fitted carpets, radiator, return door to landing.

BATHROOM

Double glazed window to front aspect with made to measure plantation shutters, tiled walls, white suite comprising panelled bath with mixer spray attachment and fitted shower screen, pedestal wash hand basin, low level wc. Radiator, inset ceiling spotlighting, tiled floor, return door to landing.

FRONT GARDEN

Walled to front.

REAR GARDEN

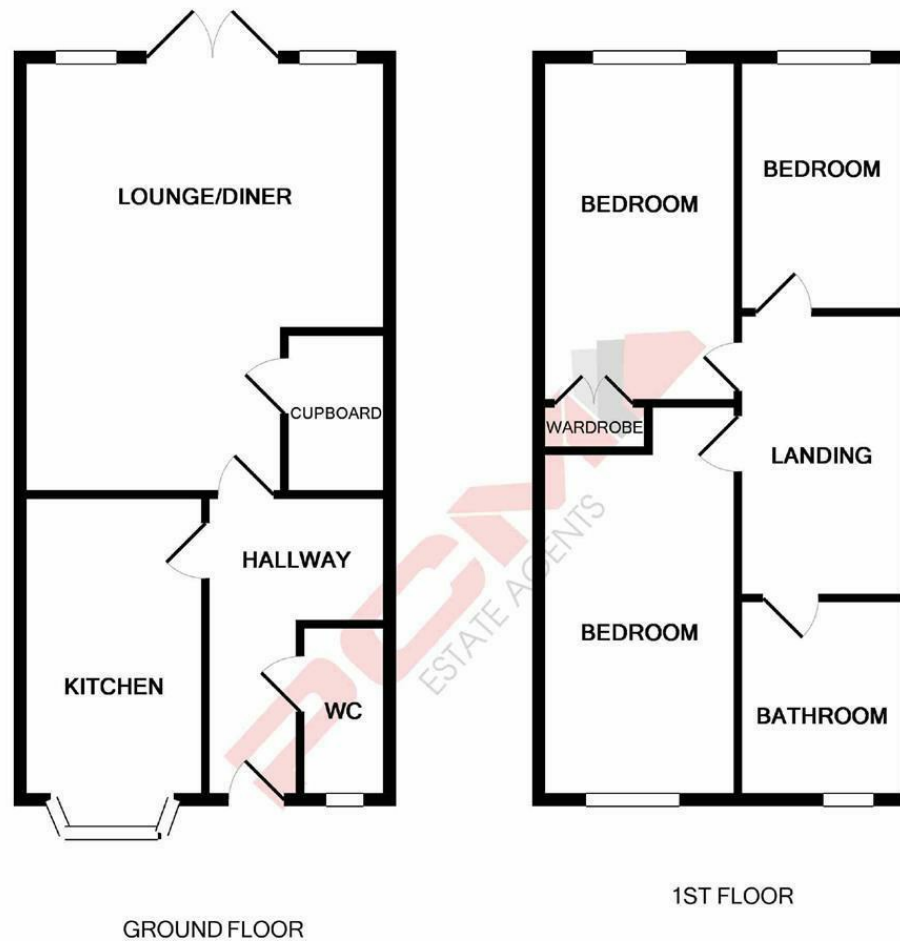
A particular feature of the property with patio leading to gardens laid to level lawn with established flowerbeds, enclosed by a mixture of walling and fencing, exterior light and outside tap.

PARKING

Allocated car parking space in car park at the rear of the property.

Council Tax Band: C





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	