

ESTATE AGENTS

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Price £280,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOMED TERRACED HOUSE located on this sought-after road within the Blacklands region of Hastings, close to popular schooling establishments and nearby amenities.

Inside, this family home offers modern comforts including gas fired central heating, double glazing and well-appointed accommodation arranged over two floors comprising an vestibule opening to an entrance hallway with access to the DINING ROOM which connects to the BAY FRONTED LIVING ROOM with OPEN FIRE, MODERN KITCHEN with lots of storage and space for appliances, upstairs landing, THREE GOOD SIZED BEDROOMS and a modern family bathroom.

The property has a LOVELY LANDSCAPED GARDEN to the rear enjoying plenty of sunshine with established plants, flowers and shrubs.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Wall mounted consumer unit for the electrics, dado rail, further partially glazed wooden door to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, coving to ceiling, radiator, dado rail, door to dining room.

LIVING ROOM

12'5 x 12'2 (3.78m x 3.71m)

Coving to ceiling, radiator, telephone and television points, fireplace with ability to have an open fire, open plan to:

DINING ROOM

12'9 x 12'2 (3.89m x 3.71m)

Under stairs storage cupboard, coving to ceiling, radiator, window to rear aspect, opening to:

KITCHEN

12'9 x 7'2 narrowing to 4'6 (3.89m x 2.18m narrowing to 1.37m)

Radiator, part tiled walls, tile effect vinyl flooring, wall mounted boiler, modern and

fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, resin drainer-sink unit with mixer tap, electric hob, waist level double oven and grill, microwave, space and plumbing for washing machine in addition to a slimline dishwasher, space for under counter fridge and freezer, down lights, coving to ceiling, double glazed window and door to rear aspect providing a pleasant outlook and access onto the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, coving to ceiling, loft hatch providing access to loft space, built in original double cupboard.

BEDROOM ONE

12'7 x 10'1 (3.84m x 3.07m)

Radiator, double glazed window to rear aspect.

BEDROOM TWO

12'3 x 10'3 (3.73m x 3.12m)

Radiator, double glazed window to front aspect.

BEDROOM THREE

9' x 8'6 into bay (2.74m x 2.59m into bay)

Radiator, double glazed bay window to rear aspect with lovely views onto the garden.

BATHROOM

Panelled bath with shower over and glass shower screen, dual flush low level wc, wall mounted wash hand basin with tiled splashbacks, wall mounted mirror, ladder style heated towel rail, double glazed pattern glass window to front aspect.

OUTSIDE - FRONT

The property occupies a slightly elevated position set back from the road with a few steps and hand rail up to the front door. The front garden is walled and landscaped, laid with stone and offering ample space for potted plants etc.

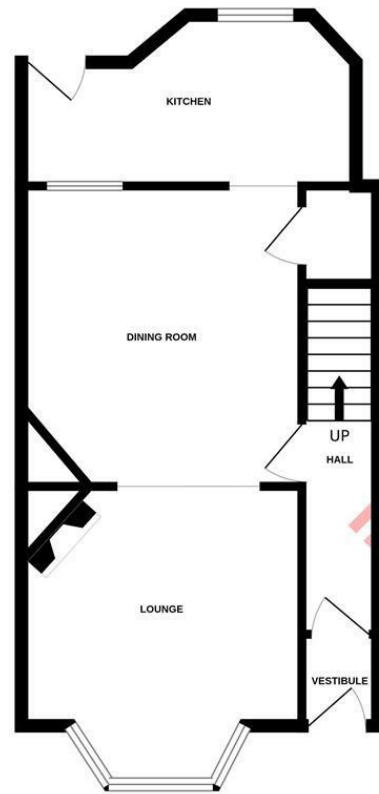
REAR GARDEN

Landscaped and arranged over two terraced, being relatively level with a block paved patio abutting the property offering ample opportunity for patio furniture and potted plants, section of lawn, two sheds, steps to the top terraced which has a relatively level garden with colourful plants, flowers and outside lighting.

Council Tax Band: B



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	