



ESTATE AGENTS

**80, Park View, Hastings, TN34 2HF**

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

**Offers In Excess Of £350,000**

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to secure this OLDER STYLE SEMI-DETACHED THREE BEDROOMED HOUSE in this incredibly sought-after road. Offering modern comforts including gas fired central heating, double glazing, OFF ROAD PARKING, an ATTACHED GARAGE and a LARGE REAR GARDEN.

Conveniently positioned on this incredibly sought-after road within Hastings. The property is IN NEED OF SOME UPDATING and is offered to the market with well-appointed and well-proportioned accommodation comprising an entrance hall, DOWNSTAIRS WC, OPEN PLAN DUAL ASPECT LOUNGE-DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a bathroom which also has a separate shower as well as a bath. There is a driveway with OFF ROAD PARKING, an ATTACHED GARAGE and the aforementioned LARGE REAR GARDEN which is ideal for families or the garden enthusiast.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **CANOPIED STORM PORCH**

With wooden partially glazed front door leading to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, double radiator, coving to ceiling, telephone point, doors to:

#### **OPEN PLAN LOUNGE-DINER**

26' x 13' narrowing to 10' (7.92m x 3.96m narrowing to 3.05m)  
Dual aspect with double glazed window to front and double glazed sliding patio doors to rear, double radiator, fireplace, wall lighting, ceiling lighting, television point.

#### **KITCHEN**

12'3 x 8'3 (3.73m x 2.51m)  
Part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, space and plumbing for washing machine, inset sink with mixer tap, larder style cupboard, double radiator, double glazed window to rear aspect with views onto the garden.

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin, tiled flooring, part tiled walls, extractor fan for ventilation.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, loft hatch providing access to loft space.

#### **BEDROOM ONE**

13'7 x 11'4 (4.14m x 3.45m)

Fitted bedroom furniture incorporating drawers, wardrobes, over bed storage space, dressing table and built in storage cupboard, double radiator, coving to ceiling, double glazed window to front aspect with pleasant park views over Alexandra Park.

#### **BEDROOM TWO**

12'9 x 10'9 (3.89m x 3.28m)

Double radiator, built in cupboard, double glazed window to rear aspect with views onto the garden and far reaching townscape views beyond.

#### **BEDROOM THREE**

8' x 7'4 (2.44m x 2.24m)

Radiator, double glazed window to front aspect.

#### **BATHROOM**

Corner bath with mixer tap, separate walk in shower enclosure with shower, bidet, low level wc, vanity enclosed wash hand basin, tiled walls, tile effect vinyl flooring, two double glazed obscured glass windows to rear aspect.

#### **OUTSIDE - FRONT**

Five bar double opening wooden gate providing access to the driveway, lawned front garden, pathway to front door.

#### **GARAGE**

15'9 x 8'3 (4.80m x 2.51m)

Up and over door, wall mounted gas meter, wall mounted consumer unit for the electrics, wall mounted boiler, double glazed door to garden.

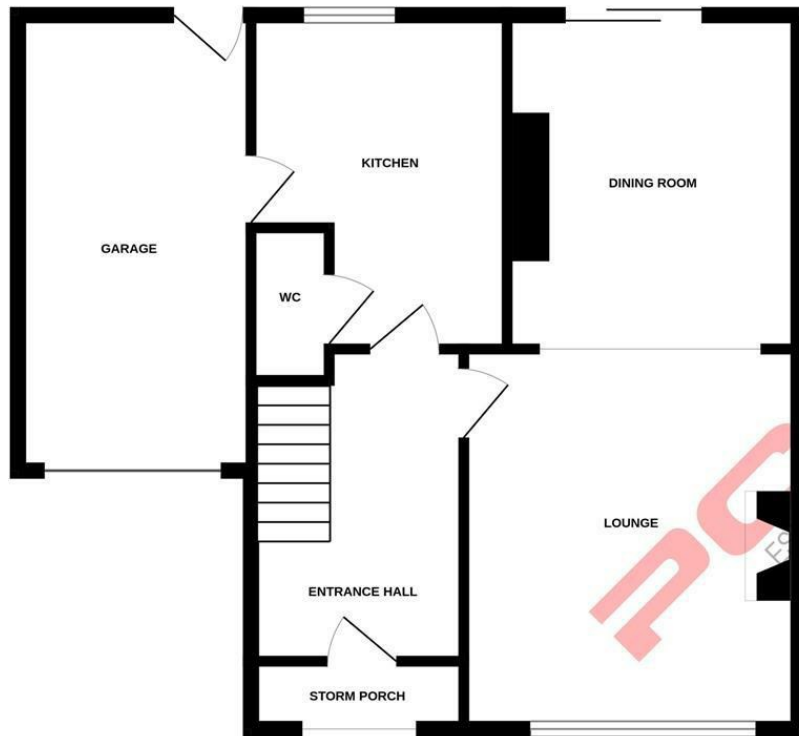
#### **REAR GARDEN**

Large rear garden with patio abutting the property, pond, steps rising to the main section of garden with further seating area and good sized section of lawn. Wooden shed, greenhouse, established planted borders. Offering plenty of outside space for families or the garden enthusiast to enjoy.

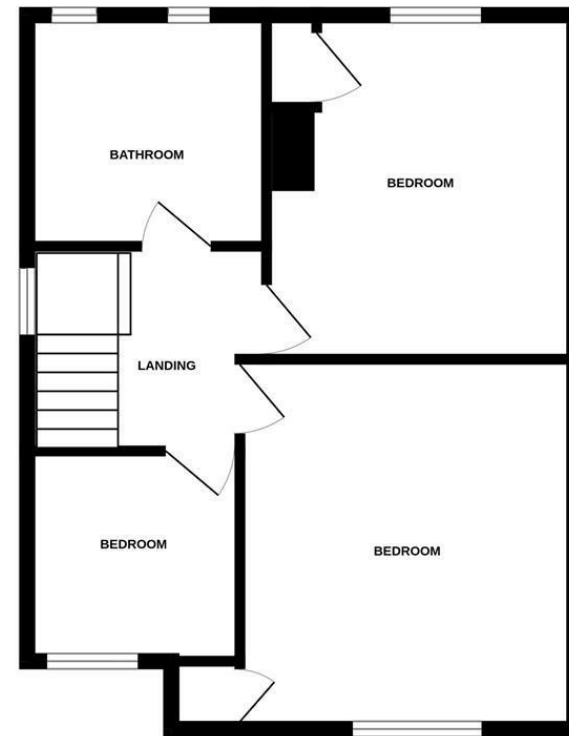
Council Tax Band: D



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) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.