



ESTATE AGENTS

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Offers In Excess Of £315,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this OLDER STYLE EXTENDED THREE BEDROOMED SEMI-DETACHED FAMILY HOME, located on this sought-after road within Hastings, close to popular schooling establishments and nearby amenities. The property has modern comforts including gas fired central heating, double glazing and a DETACHED DOUBLE GARAGE.

Accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, LOUNGE OPEN PLAN to DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. The property is in good decorative order throughout with a LARGE FAMILY FRIENDLY GARDEN.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, telephone point, double glazed window to side aspect.

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin, window to side aspect.

LOUNGE

16'1 x 10' (4.90m x 3.05m)

Radiator, television point, double glazed bay window to front aspect, open plan to:

DINING ROOM

15'3 narrowing to 9'8 x 12'5 (4.65m narrowing to 2.95m x 3.78m)

Radiator, doorway leading to:

KITCHEN

15'3 x 7' (4.65m x 2.13m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with double oven below and extractor over, space and plumbing for washing machine & dishwasher, space for tall

fridge freezer, inset drainer-sink unit with mixer tap, wall mounted boiler, wood effect vinyl flooring, double glazed window and door to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM ONE

15'11 x 8'7 (4.85m x 2.62m)

Exposed wooden floorboards, radiator, double glazed bay window to front aspect.

BEDROOM TWO

12'1 x 9'7 (3.68m x 2.92m)

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

BEDROOM THREE

8'8 x 6'6 (2.64m x 1.98m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin, radiator, tiled walls, wood effect vinyl flooring, window to rear aspect with views onto the garden.

REAR GARDEN

Large and family friendly, mainly laid to lawn with patio seating area, fenced boundaries, gated rear access, gated side access to front, personal door to:

DOUBLE GARAGE

21' x 14' (6.40m x 4.27m)

Double up and over door, windows to side, window to rear, workbench, power and light. In front of the garage there is also a section of concrete hard-standing.

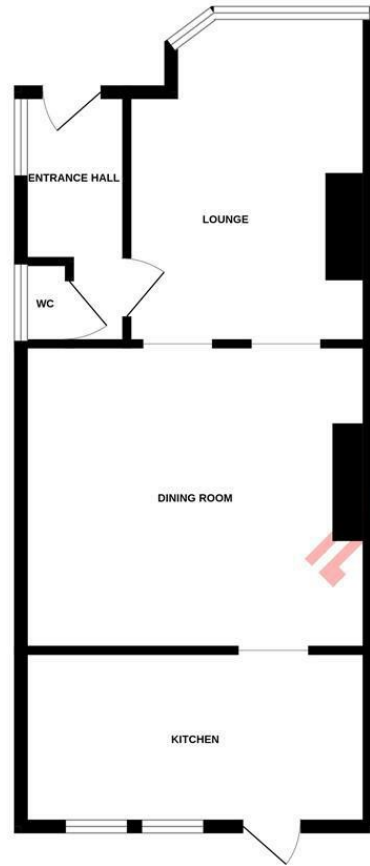
OUTSIDE - FRONT

The property occupies an elevated position set back from the road with steps and hand-rail to front door, lawned front garden, gated side access to rear garden.

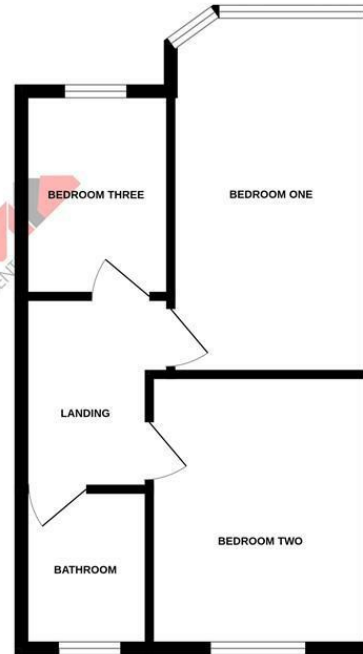
Council Tax Band: C



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			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.