



ESTATE AGENTS

**72, Churchill Avenue, Hastings, TN35 4LB**

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**Price £300,000**



PCM Estate Agents are delighted to present to the market an opportunity to purchase this SEMI-DETACHED EXTENDED THREE BEDROOMED HOUSE conveniently positioned on this sought-after road on the northern outskirts of Hastings, close to popular schooling establishments and within easy reach of amenities within Ore.

The property offers accommodation arranged over two floors comprising an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, extension incorporating a side hallway leading to a DOWNSTAIRS WC and a further room which is currently utilised as a UTILITY but could be a crafts room or home office. Upstairs the landing provides access to THREE GOOD SIZED BEDROOMS and a MODERN BATHROOM. The property has modern comforts including gas fired central heating and double glazing.

A delightful feature of the property is its LOVELY ENCLOSED PRIVATE REAR GARDEN offering ample outside space for families to enjoy.

The property must be viewed to fully appreciate the convenient position and space on offer. Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Wood laminate flooring, radiator, under stairs storage cupboard, stairs rising to upper floor accommodation, down lights, coving to ceiling, double glazed window to side aspect.

#### **LIVING ROOM**

14'8 x 14'7 (4.47m x 4.45m)

Wood flooring, coving to ceiling, radiator, gas fired, double glazed window to front aspect.

#### **KITCHEN**

11'5 x 7'9 (3.48m x 2.36m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, four ring gas hob with oven below and extractor over, space and plumbing for dishwasher, part tiled walls, wood flooring, space for tall fridge freezer, down lights, coving to ceiling, door to dining room, door to side hall, dual aspect with double glazed windows to side and rear.

#### **DINING ROOM**

10'9 x 10'4 (3.28m x 3.15m)

Wood flooring, radiator, double glazed window to rear aspect with views onto the garden.

#### **SIDE HALL**

11'5 x 5'3 (3.48m x 1.60m)

Double glazed door to both front and rear elevations providing front and rear access, wood laminate flooring, door to utility room, door to:

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin, wood laminate flooring.

#### **UTILITY**

8'7 x 6'8 (2.62m x 2.03m)

Double radiator, space and plumbing for washing machine and tumble dryer, double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, coving to ceiling, double radiator, over stairs storage cupboard, double glazed window to side aspect.

#### **BEDROOM ONE**

13'4 x 11 (4.06m x 3.35m)

Coving to ceiling, radiator, airing cupboard, double glazed window to front aspect.

#### **BEDROOM TWO**

11'3 x 11'3 (3.43m x 3.43m)

Wood laminate flooring, coving to ceiling, radiator, built in cupboard, double glazed window to rear aspect with far reaching views.

#### **BEDROOM THREE**

10' x 8'4 (3.05m x 2.54m)

Wood laminate flooring, radiator, coving to ceiling, double glazed window to rear aspect with lovely far reaching views.

#### **BATHROOM**

Panelled bath with mixer tap and electric shower over, glass shower screen, pedestal wash hand basin with mixer tap, low level wc, radiator, tiled walls, wood laminate flooring, double glazed obscured glass window to front aspect.

#### **FRONT GARDEN**

The property is set back from the road with steps and path down to the front door, lawned front garden.

#### **REAR GARDEN**

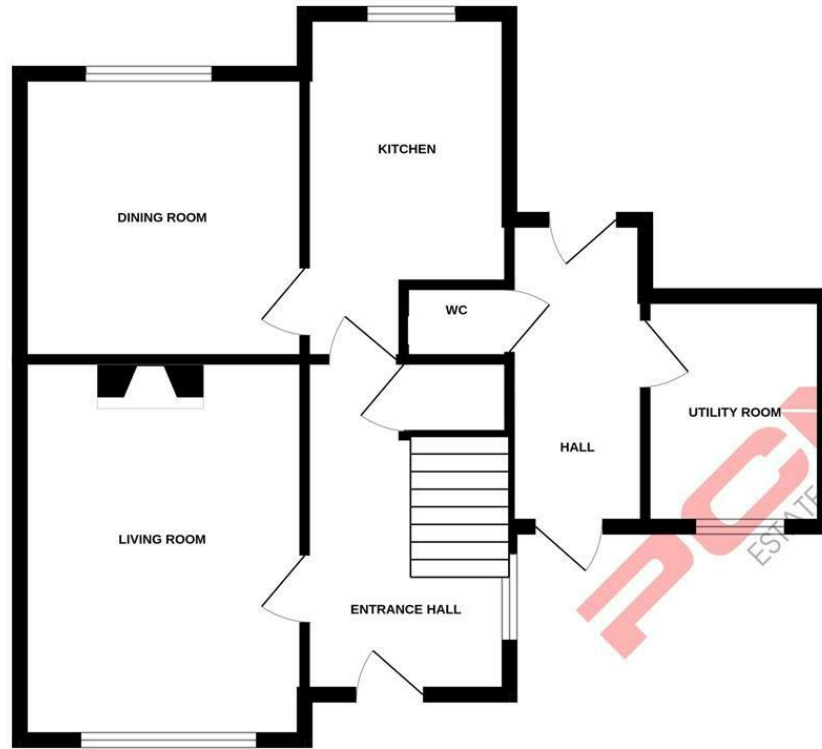
Good sized terraced garden with a wooden decked patio abutting the property, wooden safety balustrade and steps down onto a section of lawn, fenced boundaries, wooden shed and a pleasant outlook.

Council Tax Band: B

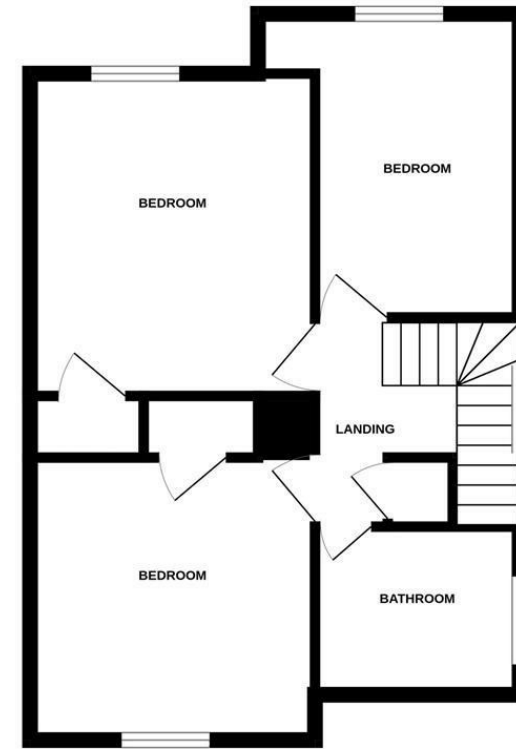




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.