

ESTATE AGENTS

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Price £285,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this STAGGERED THREE BEDROOMED TERRACED HOUSE with OFF ROAD PARKING, an ENCLOSED PRIVATE GARDEN and a GARAGE located in a block nearby. Offered to the market CHAIN FREE.

The property offers accommodation arranged over two floors comprising a lounge, KITCHEN-DINER, CLOAKROOM, THREE BEDROOMS and a bathroom. There is AMPLE STORAGE SPACE and even has a CELLAR set beneath the living room and accessed via the ground floor storage cupboard.

Tucked away in a quiet cul-de-sac location with modern comforts including gas fired central heating and double glazing. Conveniently positioned close to popular schooling establishments and nearby amenities, and must be viewed to fully appreciate the position and overall space on offer.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE PORCH

Tiled flooring, wall mounted boiler, double glazed opaque glass window to front aspect. Double glazed door opening to:

ENTRANCE HALL

Radiator, staircase rising to upper floor accommodation with storage cupboard below, additional undercroft storage space, wall mounted thermostat control for central heating.

CLOAKROOM

Low level wc, wall mounted wash hand basin with mixer tap, double glazed patterned glass window to front aspect.

KITCHEN/DINING ROOM

15'10 x 10'3 narrowing to 7'2 (4.83m x 3.12m narrowing to 2.18m)

Part tiled walls, tiled flooring, ample space for dining table, modern kitchen built with a range of matching eye and base level cupboards and drawers with work surfaces, four ring gas hob with waist level double oven and grill, inset drainer sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge/freezer, double glazed window to front aspect.

LIVING ROOM

17'4 x 11'8 (5.28m x 3.56m)

Accessed via a staircase from Entrance Hall.

Coved ceiling, wooden flooring, radiator, television point, double glazed windows and double doors opening to rear aspect allowing for a pleasant outlook and access onto the garden. Further staircase rising to:

HALF LANDING

Radiator, wood flooring, stairs rising to:

BEDROOM

13' x 10'8 (3.96m x 3.25m)

Built in wardrobes, wood flooring, radiator, coved ceiling, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower over, dual flush low level wc, vanity enclosed wash hand basin, ladder style heated towel rail, tiled walls, wood laminate flooring, double glazed patterned glass window to front aspect.

FIRST FLOOR LANDING

Wood flooring.

BEDROOM

11'8 x 10'2 (3.56m x 3.10m)

Wood flooring, built in wardrobes, radiator, double glazed window to rear aspect.

BEDROOM

8'5 x 7'3 (2.57m x 2.13m)

Wood flooring, radiator, double glazed window to rear aspect.

REAR GARDEN

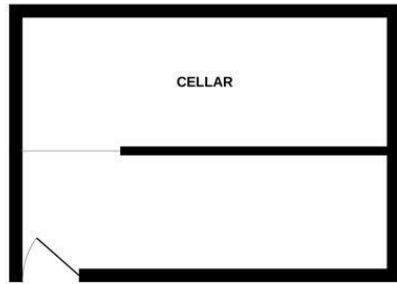
Low maintenance level garden with decked patio offering ample space for patio furniture to sit out to eat alfresco or simply relax. There are a few steps up onto a section of lawn, wooden shed, gated rear access.

CELLAR

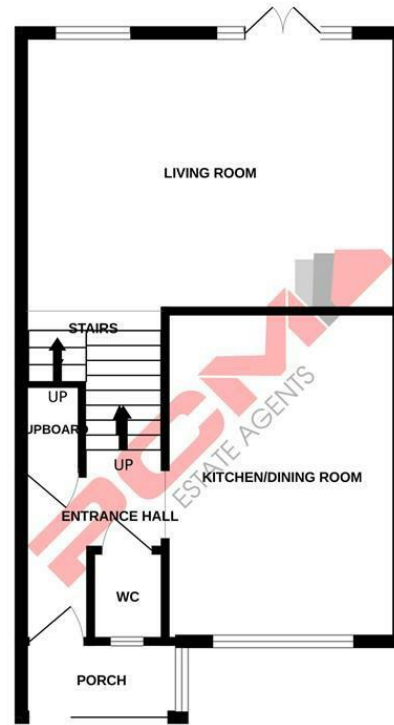
Accessed via the storage cupboard on the ground floor, running underneath the living room.



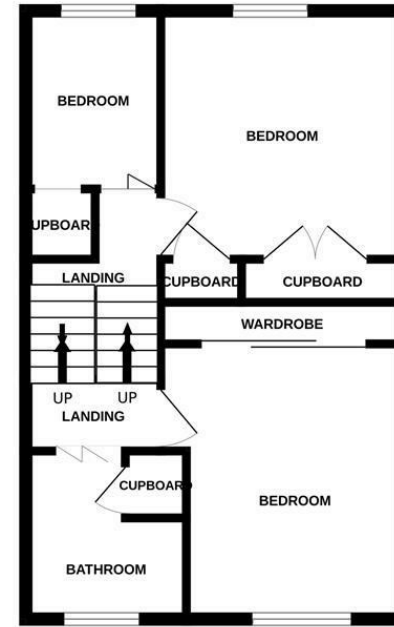
GROUND FLOOR (ACCESS THROUGH UNDSTAIRS CUPBOARD)



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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(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.