



ESTATE AGENTS

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Offers In Excess Of £435,000

PCM Estate Agents welcome to the market this DETACHED FAMILY HOME with FIVE BEDROOMS, THREE RECEPTION ROOMS and TWO BATHROOMS on this sought-after road. The property also has the benefit of OFF ROAD PARKING and a GARAGE.

Accommodation comprises an entrance hall, 17ft LOUNGE, conservatory, SITTING ROOM & DINING ROOM, L SHAPED KITCHEN, downstairs wc, DOWNSTAIRS BEDROOM with EN SUITE, upstairs landing, FOUR FURTHER BEDROOMS and a family bathroom. Externally the property has a GARAGE, OFF ROAD PARKING and a PRIVATE REAR GARDEN enjoying a sunny aspect and mainly paved with a decked area ideal for entertaining.

Located on this sought-after road within Hastings, close to popular schooling establishments and within easy reach of bus routes and local amenities, as well as being within easy access to the Conquest Hospital.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to first floor accommodation, radiator.

LOUNGE

17'5 x 11'8 (5.31m x 3.56m)

Dual aspect with double glazed windows to rear and side aspects, two radiators, sliding patio doors leading to:

CONSERVATORY

8'4 x 6'9 (2.54m x 2.06m)

Double glazed windows to both side and rear aspects, double glazed French doors to rear aspect leading out to the garden.

KITCHEN

16'8 max x 14'11 max (5.08m max x 4.55m max)

L shaped and comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, integrated oven and grill, one & ½ bowl stainless steel inset sink with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, space for tumble dryer, space for separate fridge/ freezer, under stairs storage cupboard, recently installed boiler, radiator, double glazed window to side and rear aspect, rear door providing access to the garden.

DINING ROOM

9'10 x 8'7 (3.00m x 2.62m)

Double glazed window to side aspect, radiator, archway leading to:

SITTING ROOM

12'11 x 10'9 (3.94m x 3.28m)

Double glazed window to front aspect, feature fire surround, radiator.

BEDROOM

16'5 max x 14'10 max (5.00m max x 4.52m max)

Dual aspect room with double glazed windows to front and side aspects, radiator, door to:

EN SUITE WET ROOM

Shower, dual flush wc, wash hand basin, chrome ladder style radiator, tiled walls, extractor fan, double glazed obscured window to front aspect.

DOWNSTAIRS WC

Wash hand basin, wc, radiator, double glazed obscured window to rear aspect.

FIRST FLOOR LANDING

Loft hatch, airing cupboard, radiator.

BEDROOM

12' x 11'7 (3.66m x 3.53m)

Built in storage cupboards, double glazed window to front aspect, radiator.

BEDROOM

11'10 x 9'8 (3.61m x 2.95m)

Built in storage cupboards, double glazed window to rear aspect, radiator.

BEDROOM

8'9 x 7'5 (2.67m x 2.26m)

Double glazed window to rear aspect, radiator.

BEDROOM

9'9 max x 9'3 max (2.97m max x 2.82m max)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, tiled walls, double glazed obscured window to side aspect.

REAR GARDEN

Private and predominantly level, enjoying a sunny aspect, mainly paved with a large area of decking shaped like a boat, considered ideal for seating and entertaining. There are also two storage sheds one with lighting, exterior power points, a range of mature shrubs, enclosed fenced boundaries and side access to the front of the property.

GARAGE

17'6 x 8'3 (5.33m x 2.51m)

Up and over electric door, power, lighting, personal door to rear aspect.

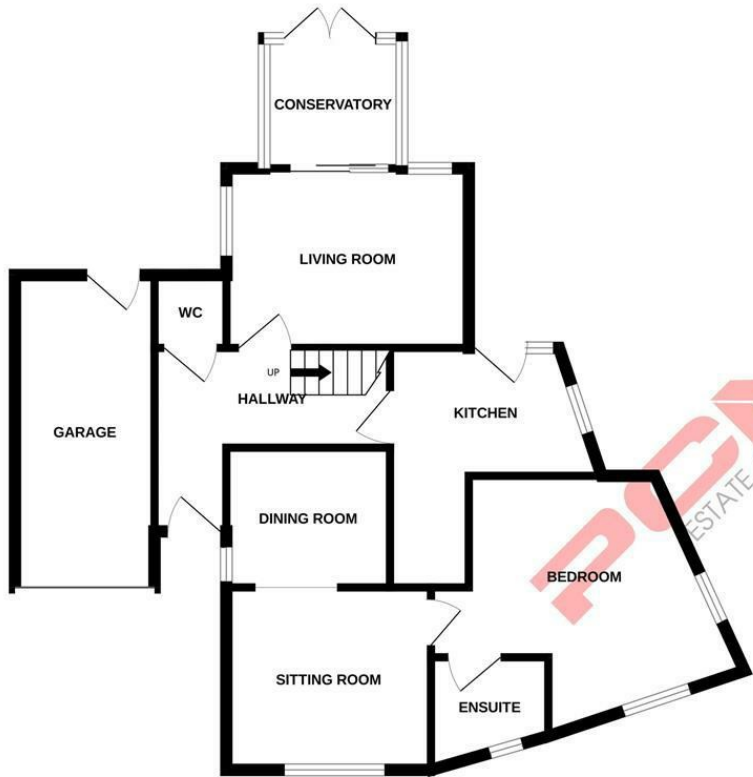
OUTSIDE - FRONT

Block paved driveway providing off road parking for multiple vehicles.

Council Tax Band: E



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	82
	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.