



ESTATE AGENTS

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Guide Price £350,000

GUIDE PRICE - £350,000 to £365,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this SEMI-DETACHED THREE BEDROOMED EXTENDED FAMILY HOME, tucked away in an incredibly quiet and SECLUDED POSITION set back from the road. There is OFF ROAD PARKING for multiple vehicles, GARAGE and a BEAUTIFULLY LANDSCAPED LAWNED REAR GARDEN with patio area.

Inside, the property offers modern comforts including gas fired central heating, double glazing and accommodation arranged over two floors comprising an entrance hall, lounge, SEPARATE DINING ROOM, kitchen with access to a UTILITY AREA, GARDEN ROOM and a DOWNSTAIRS WC. The ground floor back section of the house is relatively open plan and connects well with the accommodation. Upstairs there are THREE GOOD SIZED BEDROOMS and a family bathroom.

The property is positioned in a quiet cul-de-sac, within easy reach of Alexandra Park, Linton Gardens and Amherst Tennis Club, as well as being on the outskirts of Hastings town centre with access to Hastings mainline railway station having convenient links to London, Priory Meadow shopping centre and the seafront and promenade.

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

CANOPIED EXTERNAL PORCH

Leading to:

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, pattern glass window to front aspect, double radiator, coving to ceiling, dado rail, doors opening to:

LOUNGE

14'2 x 11'3 (4.32m x 3.43m)

Coving to ceiling, radiator, partially wood panelled walls, feature fireplace, UPVC double glazed window to front aspect, wooden bi-folding doors to:

DINING ROOM

11'7 x 9' (3.53m x 2.74m)

Decorative beamed ceiling, radiator, door to kitchen and open plan to:

GARDEN ROOM

8'5 x 8' (2.57m x 2.44m)

Radiator, UPVC double glazed windows to rear aspect allowing for a pleasant outlook onto the garden, partially open plan to the kitchen/ utility area.

KITCHEN

11'6 max x 8'8 (3.51m max x 2.64m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, tile effect vinyl flooring, space for gas cooker, UPVC double glazed door to side aspect, return door to entrance hall, open plan to:

KITCHEN EXTENSION/ UTILITY AREA

8' x 7'9 (2.44m x 2.36m)

Space and plumbing for washing machine, tumble dryer and tall fridge freezer, fitted with a range of base level cupboards, worksurfaces, resin drainer-sink with mixer tap, UPVC double glazed window to side aspect and a wooden stable style door opening to the garden.

DOWNSTAIRS WC

Low level wc incorporating a wash hand basin with mixer tap, part tiled walls, extractor fan for ventilation.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, UPVC double glazed window to side aspect, coving to ceiling, dado rail.

BEDROOM

13'6 x 10'6 (4.11m x 3.20m)

Radiator, fitted wardrobes, UPVC double glazed window to front aspect.

BEDROOM

11'9 x 10'2 (3.58m x 3.10m)

Radiator, UPVC double glazed window to rear aspect.

BEDROOM

9'7 x 7'9 (2.92m x 2.36m)

Radiator, built in wardrobe, dual aspect room with UPVC double glazed windows to side and front elevations.

BATHROOM

Part tiled walls, radiator, airing cupboard, panelled bath with shower over, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, double glazed obscured window to rear aspect.

OUTSIDE - FRONT

Garden with plants and shrubs, side access to the garden, driveway providing off road parking for multiple vehicles and access to:

ATTACHED GARAGE

16'7 x 9'4 (5.05m x 2.84m)

Up and over door, window to side aspect, power and light, wall mounted gas meter, wall mounted boiler, housing electrics. At the rear of the garage there is a fixed wooden structure with a polycarbonate roof allowing for sheltered access from the kitchen to the garage and offers additional storage.

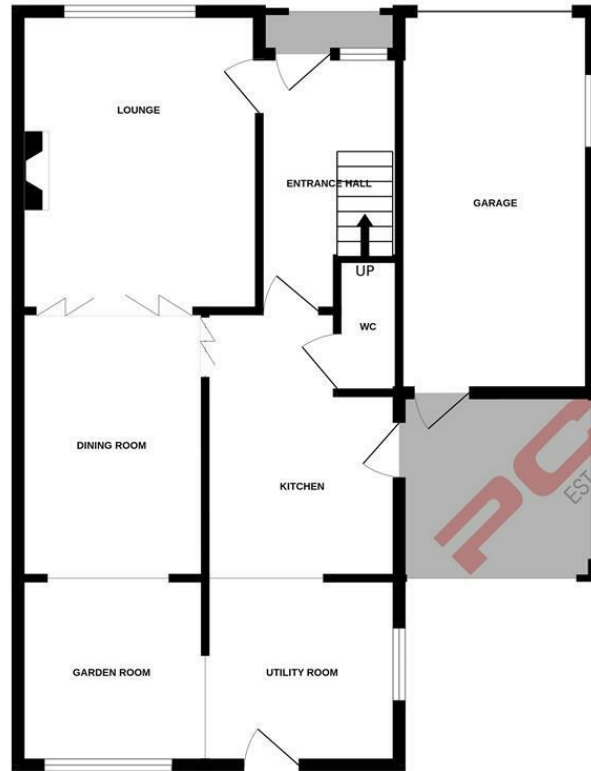
REAR GARDEN

Gated access to front, beautifully landscaped garden being established with a variety of planted borders, fenced patio area, section of lawn, fenced boundaries and a wooden shed.

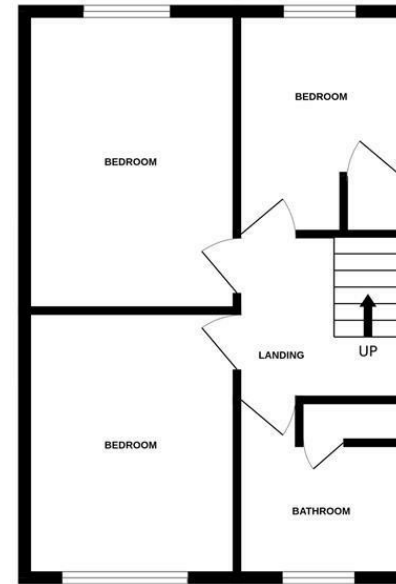
Council Tax Band: C



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			
(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.