



ESTATE AGENTS

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**Offers In Excess Of £300,000**



PCM Estate Agents are delighted to present to the market a unique opportunity to acquire this CHARMING, TWO DOUBLE BEDROOMED SEMI-DETACHED HOUSE, conveniently positioned close to amenities, bus routes and the Conquest Hospital. There is a LANDSCAPED LARGE FAMILY FRIENDLY GARDEN and OFF ROAD PARKING.

Inside, you are greeted by an inviting entrance hall, there is a SPACIOUS LIVING ROOM, kitchen, bathroom and a rear lobby providing access to the aforementioned rear garden. Upstairs there are TWO GOOD SIZED DOUBLE BEDROOMS. The property enjoys modern comforts including gas fired central heating and double glazing. To the front, a driveway provides OFF ROAD PARKING and to the rear the LANDSCAPED GARDEN is a real feature enjoying a SUNNY ASPECT and being laid to lawn with patio areas and planting beds.

Located within easy reach of popular schooling establishments and offering a perfect balance of MODERN & CHARACTER interior. This SEMI-DETACHED FAMILY HOME must be viewed, please call the owners agents now to book your viewing and avoid disappointment.

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

Opening to:

#### **ENTRANCE HALL**

Oak flooring opening to:

#### **INNER HALL**

Stairs rising to upper floor accommodation, door to:

#### **LIVING ROOM**

12'3 x 11'2 (3.73m x 3.40m)

Continuation of the oak flooring, exposed brick fireplace, double radiator, television point, recessed shelving, inset down lights, dual aspect room with UPVC double glazed windows to side and front elevations.

#### **KITCHEN**

13'4 x 12'2 (4.06m x 3.71m)

Stairs rising to upper floor accommodation, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas

hob with oven below and extractor over, tiled splashbacks, inset drainer-sink unit, space and plumbing for washing machine, space for tall fridge freezer, wall mounted boiler, UPVC double glazed window to rear aspect with views onto the garden, door to:

#### **REAR LOBBY**

UPVC stable style double glazed door opening to the garden with windows either side.

#### **DOWNSTAIRS BATHROOM**

P shaped panelled bath with mixer tap and shower over bath with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, glass shower screen, wall mounted ladder style heated towel rail, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, part tiled walls, wood laminate flooring, wall mounted mirror, down lights, double glazed UPVC obscured glass window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM ONE**

12'5 x 9'8 (3.78m x 2.95m)

Radiator, cupboard over stairs, UPVC double glazed window to rear aspect having lovely views onto the garden.

#### **BEDROOM TWO**

12'2 x 11'2 (3.71m x 3.40m)

Radiator, UPVC double glazed window to front aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking with electric charging point, fenced boundaries.

#### **REAR GARDEN**

Expansive and family friendly garden, mainly laid to lawn with patio, planted border, gated access to front, enjoying a pleasant outlook, enclosed and family friendly, with plenty of sunshine.

#### **TWO OUTBUILDINGS**

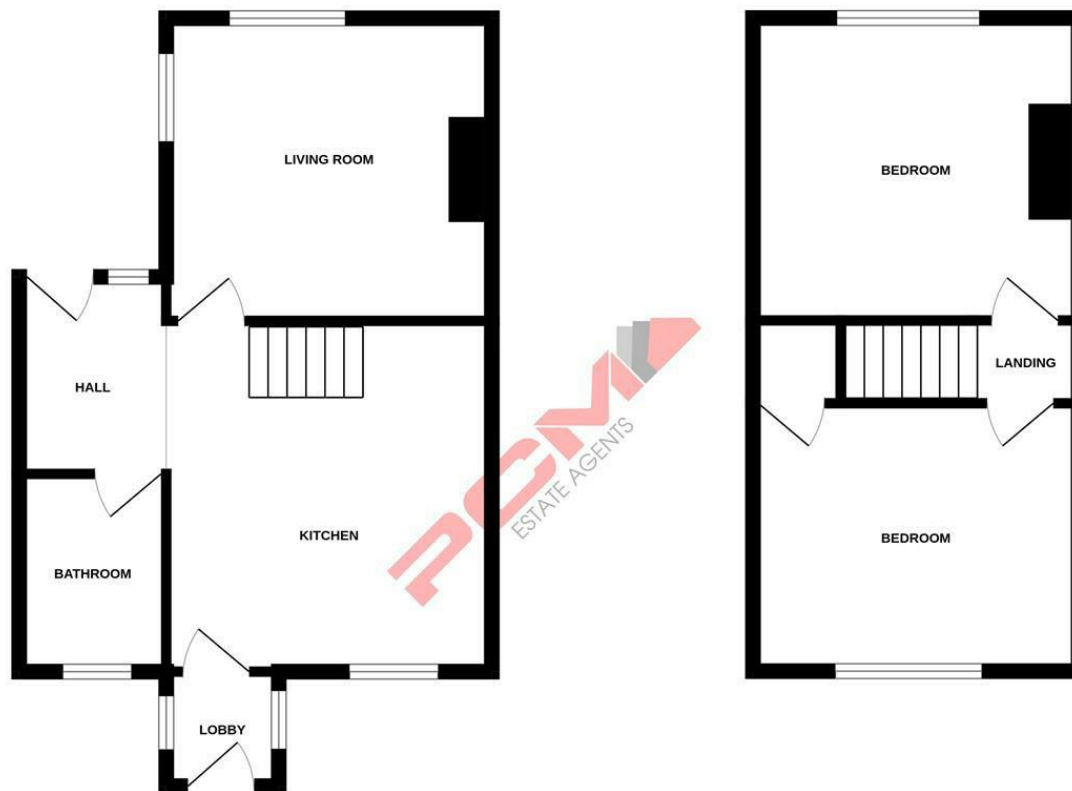
Located in the garden, both having wooden doors, power and light, and one with a window.

Council Tax Band: B









TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		