



ESTATE AGENTS

**5, Edwin Road, Hastings, TN35 5JT**

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**Price £450,000**



An impressive FOUR BEDROOMED SEMI-DETACHED HOUSE located in the sought-after lower CLIVE VALE region of Hastings, within easy reach of Hastings Old Town and seafront. The property offers well-presented and extremely spacious accommodation over three floors whilst also retaining some ORIGINAL FEATURES such as FIREPLACES and PICTURE RAILS.

Accommodation comprises an entrance hallway, LOUNGE with feature working FIREPLACE, separate DINING ROOM in addition to a 13ft KITCHEN-BREAKFAST ROOM, first floor landing with THREE DOUBLE BEDROOMS, bathroom and SEPARATE WC, whilst to the second floor is another DOUBLE BEDROOM. Externally the property enjoys a PRIVATE AND SECLUDED REAR GARDEN which is considered family friendly. The property also enjoys views to the sea from the second floor.

Located within easy reach of a number of local schooling facilities, Hastings Old Town and Hastings Country Park, this property is considered an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Doorway to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage area, radiator, wall mounted security alarm panel.

#### **LOUNGE**

13'8 max x 10'8 (4.17m max x 3.25m)

Feature working fireplace, double glazed bay window to front aspect, picture rail, radiator.

#### **DINING ROOM**

11'2 x 8'9 (3.40m x 2.67m)

Feature fire surround, double glazed window to rear aspect, radiator.

#### **KITCHEN-BREAKFAST ROOM**

13'6 max x 9'11 (4.11m max x 3.02m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with oven and grill below, double stainless steel inset sink with mixer tap, space and plumbing for dishwasher and washing machine, space for breakfast table and chairs, double glazed windows to rear and side aspects, double glazed French doors to side aspect leading out to the garden.

#### **FIRST FLOOR LANDING**

Stairs rising to second floor accommodation, loft hatch, radiator.

#### **BEDROOM**

14'10 x 13'7 max (4.52m x 4.14m max)

Double glazed bay window to front aspect, further double glazed window to front aspect, feature fire surround, radiator, picture rail.

#### **BEDROOM**

11'2 x 9'2 (3.40m x 2.79m)

Double glazed window to rear aspect, feature fire surround, radiator, picture rail.

#### **BEDROOM**

10'5 x 10'2 (3.18m x 3.10m)

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

#### **BATHROOM**

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

#### **SEPARATE WC**

Low level wc, double glazed window to side aspect.

#### **SECOND FLOOR LANDING**

Double glazed window to rear aspect, door providing access to storage.

#### **BEDROOM**

13'8 max x 14'8 (4.17m max x 4.47m)

Double glazed window to front aspect, feature fire surround, door providing access to eaves storage.

#### **REAR GARDEN**

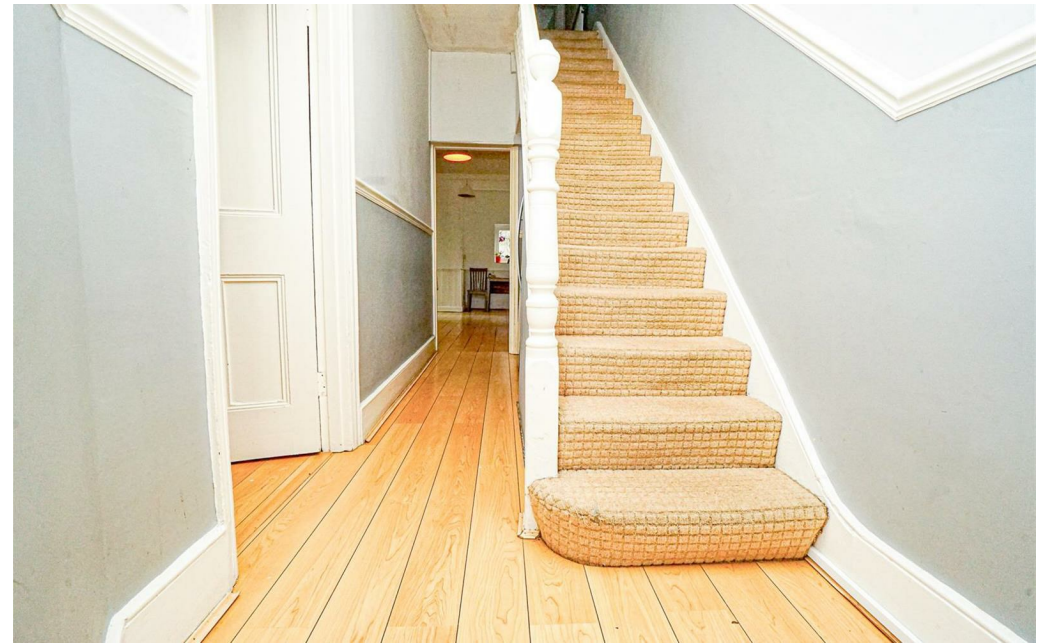
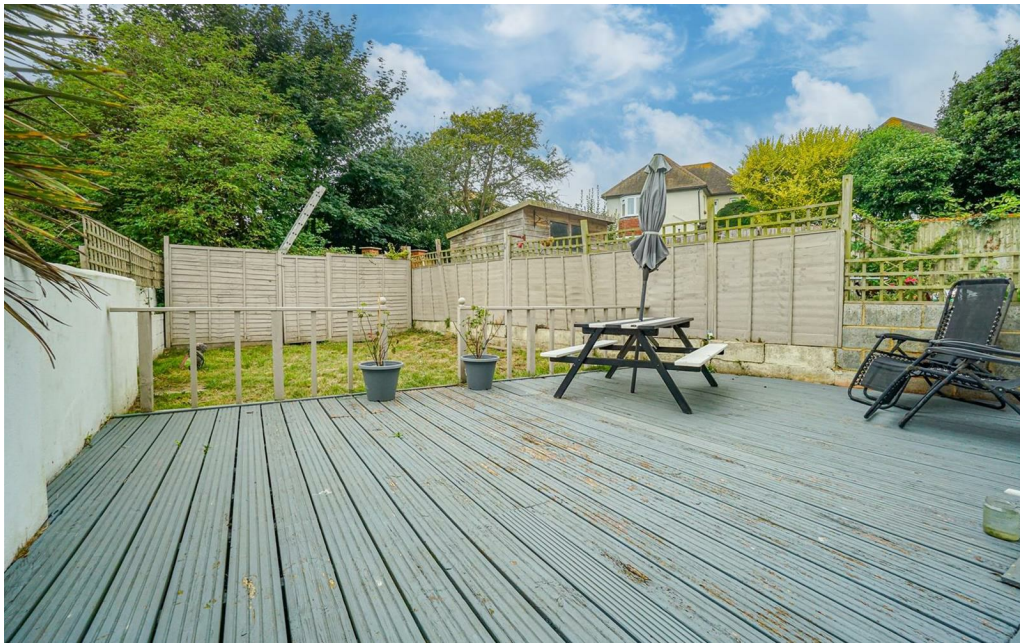
Private and secluded family friendly garden, featuring a large area of decking ideal for seating and entertaining as well as an area of lawn. There are also enclosed fenced and walled boundaries, exterior storage cupboards, water tap and side.







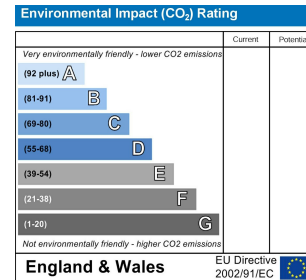
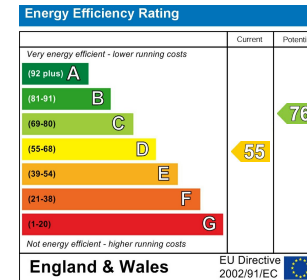








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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