



ESTATE AGENTS

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Price £249,950

PCM Estate Agents are delighted to offer to the market an opportunity to secure this OLDER STYLE THREE BEDROOMED SEMI-DETACHED HOUSE with DRIVEWAY and GARAGE in addition to a well-presented PRIVATE AND SECLUDED REAR GARDEN. Offered to the market CHAIN FREE!

Accommodation is deceptively spacious throughout and comprises a porch, entrance hallway, lounge, SEPARATE DINING ROOM, kitchen, first floor landing, THREE BEDROOMS and a bathroom. To the rear of the property is a well-presented SECLUDED GARDEN which provides a TRANQUIL SETTING and is considered family friendly.

The property could benefit from some modernisation throughout, however is considered an excellent opportunity for those looking for a FAMILY HOME TO IMPROVE.

The property is located on a sought-after road within Hastings, within easy reach of a range of local schooling facilities and is considered an IDEAL FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door to;

HALLWAY

Stairs rising to the first floor accommodation, under stairs storage cupboard, radiator, double glazed obscured window to front aspect.

LOUNGE

10'11 x 10'7 (3.33m x 3.23m)

Double glazed bay window to front aspect, feature fire surround, radiator, open plan to:

DINING ROOM

14'8 x 10'7 (4.47m x 3.23m)

Double glazed window to rear aspect enjoying a pleasant outlook, radiator, door to:

KITCHEN

11'1 x 5'8 (3.38m x 1.73m)

Comprising a range of eye and base level units with worksurfaces over, under stairs storage cupboard, stainless steel inset sink with mixer tap, double glazed window and glazed door to rear aspect leading to:

REAR PORCH

Window to rear aspect, door to side aspect leading to the driveway.

LEAN TO

Windows to rear and side aspect, doorway leading to undercroft storage/ cellar.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM ONE

14'9 x 10'7 (4.50m x 3.23m)

Double glazed window to rear aspect enjoying a pleasant outlook, further double glazed window to side aspect, radiator.

BEDROOM TWO

11' x 10'7 (3.35m x 3.23m)

Double glazed window to front aspect, radiator.

BEDROOM THREE

11'3 max x 5'9 (3.43m max x 1.75m)

Double glazed window to rear aspect enjoying a pleasant outlook, radiator, airing cupboard.

SHOWER ROOM

Walk in double shower, dual flush wc, wash hand basin, radiator, tiled walls, double glazed obscured window to front aspect.

REAR GARDEN

Well-presented, private and secluded, mainly laid to lawn with a range of mature shrubs, plants and trees, area of concrete ideal for seating and entertaining.

OUTSIDE - FRONT

To the right hand side of the property is a private driveway leading to:

GARAGE

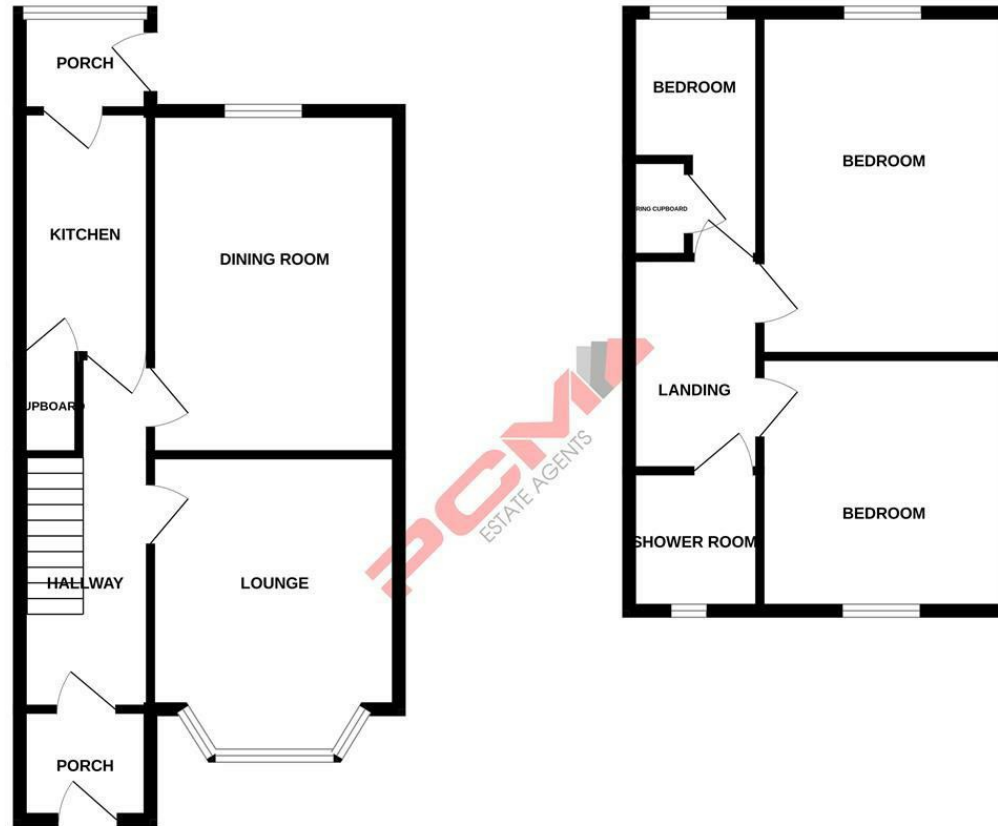
Up and over door.

Council Tax Band: B



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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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) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	