



ESTATE AGENTS

4, Starwell Close, Hastings, TN34 2PY

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Price £450,000

PCM Estate Agents are delighted to present to the market an exciting and RARE OPPORTUNITY to secure this exceptionally well-proportioned DETACHED FOUR BEDROOMED CHALET STYLE PROPERTY, tucked away in a quiet cul-de-sac location with GARAGE, DRIVEWAY and ENCLOSED PRIVATE REAR GARDEN.

This home offers VERSATILE ACCOMMODATION over two floors, the property is IN NEED OF SOME MODERNISATION but offers potential for a buyer to improve and make their own. To the ground floor there is an entrance hall, spacious LIVING ROOM with INGLENOOK FIREPLACE, separate DINING ROOM, kitchen, TWO GROUND FLOOR BEDROOMS and a ground floor SHOWER ROOM. Upstairs, there are TWO FURTHER EXECPTIONALLY WELL-PROPORTIONED BEDROOMS, bathroom and a STUDY.

To the front of the property there is a driveway providing OFF ROAD PARKING and access to the GARAGE, whilst to the rear there is a LAWNED GARDEN with PATIO.

Positioned in this sought-after cul-de-sac within Hastings, close to popular schooling establishments and nearby local amenities including bus routes. Viewing comes highly recommended, please call the owners agents now to book your viewing.

WOODEN FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs recessed area, coving to ceiling, dado rail, wall mounted thermostat control for gas for gas fired central heating.

LIVING ROOM

15'6 x 14'4 (4.72m x 4.37m)

Dual aspect with wooden framed double glazed leaded light windows to side and front elevations, radiator, inglenook open fireplace, television point, ceiling and wall lighting.

DINING ROOM

13'4 x 11'3 (4.06m x 3.43m)

Radiator, coving to ceiling, double glazed sliding patio doors to rear aspect with views and access onto the garden.

KITCHEN

13'1 x 9'6 (3.99m x 2.90m)

Built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over, waist level oven and grill, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, breakfast bar, serving hatch through to dining room, part tiled walls, wooden framed double glazed window and partially glazed door to rear aspect providing access and outlook onto the garden.

BEDROOM

13'8 x 9'8 (4.17m x 2.95m)

Coving to ceiling, radiator, wooden framed double glazed window to rear aspect with views onto the garden.

BEDROOM

13'1 x 10'9 (3.99m x 3.28m)

Coving to ceiling, radiator, built in fitted bedroom furniture, wooden framed double glazed leaded light windows to front aspect.

SHOWER ROOM

Walk in shower, bidet, low level wc, pedestal wash hand basin, coving to ceiling, part tiled walls, tiled flooring, walk in shower, wooden framed double glazed pattern glass window to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, radiator, wooden framed double glazed leaded light window to front aspect, doors opening to:

BEDROOM

15' x 14'3 (4.57m x 4.34m)

Dual aspect, radiator, access to eaves storage, wooden framed double glazed leaded light windows to front and side elevations.

BEDROOM

17'8 x 10'5 (5.38m x 3.18m)

Two radiators, access to eaves storage, two Velux windows with pattern glass to rear aspect.

STUDY

8'7 x 7'8 (2.62m x 2.34m)

Measurement excludes recess area. Access to eaves storage, radiator, cupboard.

OUTSIDE - FRONT

Lawned garden with pathway leading to front door, planted beds, hedged boundary, gates access to the rear garden, driveway leading to:

GARAGE

Up and over door.

REAR GARDEN

Mainly laid to lawn with a stone patio abutting the property. path leading down the side elevation with gated access to the driveway, planted borders, brick built barbquing area, hedged boundaries.

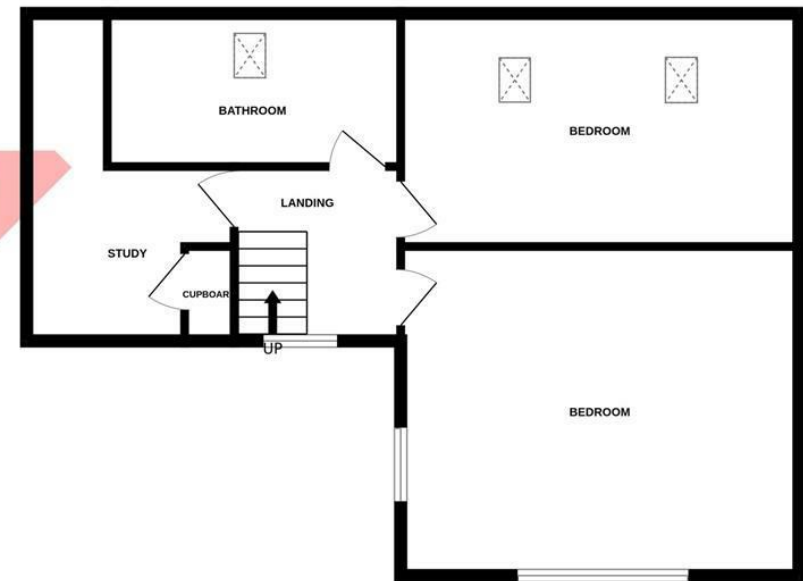
Council Tax Band: E



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 | | | 77 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (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 | | | 77 |
| (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.