



ESTATE AGENTS

3, Sheerwater Terrace, Hastings, TN34 2PU

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Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well presented CHAIN FREE MODERN TERRACED THREE BEDROOM FAMILY HOME positioned in this incredibly sought after location, close to popular schooling establishments and nearby amenities.

This home offers modern comforts including gas fired central heating and double glazing, has a beautifully LANDSCAPED LOW MAINTENANCE GARDEN with porcelain patio and artificially laid lawn offering ample outside space to entertain. There is also a GARAGE in a block to the rear.

The property has recently undergone some refurbishment with a MODERN KITCHEN AND BATHROOM and has accommodation comprises entrance hall with ample storage space, LOUNGE/DINER, the aforementioned modern kitchen with Quartz countertops and matching upstands, upstairs spacious landing, THREE BEDROOMS and the modern bathroom.

Viewing comes highly recommended. Call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

With windows either side, opening to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, wood flooring, under stairs storage cupboard, radiator, coved ceiling.

LOUNGE/DINER

15'6 max x 12'2 max (4.72m max x 3.71m max)

Coved ceiling, television point, radiator, wall mounted electric fire, UPVC double glazed window and door to rear allowing for views of and access to the garden, return door to entrance hall. Partially open plan to:

KITCHEN

12'5 x 9'9 max narrowing to 7'4 (3.78m x 2.97m max narrowing to 2.24m)

Modern newly fitted kitchen built with a range of matching eye and base level cupboards and drawers in a white high gloss with soft close hinges and Quartz counter tops. matching upstands and splashbacks over, inset 1 1/2 bowl sink unit with mixer tap, integrated washer/dryer, integrated tall fridge/freezer, integrated oven, microwave and hob, pull out waste disposal, downlights, wall mounted radiator, under counter lighting, tile effect LVT flooring, UPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Spacious landing, coved ceiling, hatch providing access to loft space, large storage cupboard with hanging rail and shelving.

BEDROOM ONE

12'5 x 7'2 (3.78m x 2.18m)

Wood flooring, radiator, coved ceiling, UPVC double glazed window to front aspect with far reaching views over Hastings and partial views of the sea and Beachy Head on a clear day.

BEDROOM TWO

11'9 x 9'6 (3.58m x 2.90m)

Radiator, UPVC double glazed window to rear aspect.

BEDROOM THREE

9' x 6' (2.74m x 1.83m)

Radiator, wood flooring, coved ceiling, UPVC double glazed window to rear aspect.

BATHROOM

Modern suite comprising a panelled bath with mixer tap and shower attachment over bath with rain style shower head and further handheld shower attachment, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap to the side offering additional storage space, ladder style heated towel rail, over stairs storage cupboard, partially aqua boarded walls, extractor fan, downlights, UPVC double glazed window with opaque glass to front aspect.

FRONT GARDEN

Set back from the road with a few steps up to the pathway which leads to the front door with hand rail. Garden has planting bed, bark chippings and shrubs, area laid with slate chippings either side of pathway.

REAR GARDEN

Landscaped rear garden offering low maintenance outside space with a porcelain stone patio and path with sections of artificially laid lawn, fenced boundaries, palm tree, gated access to garage compound.

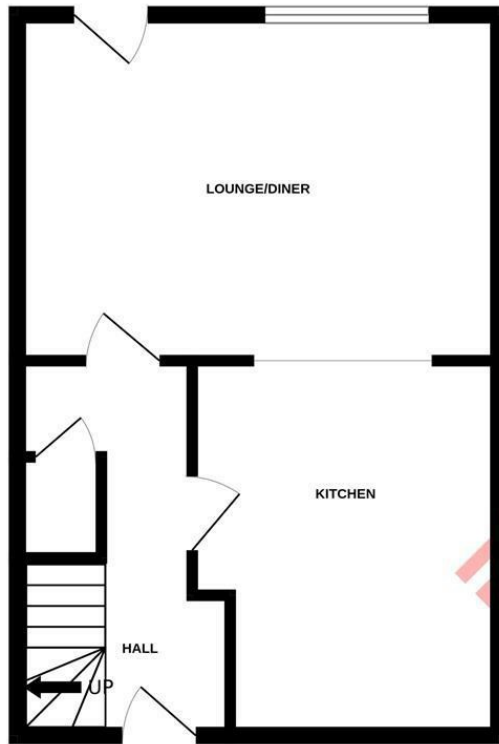
GARAGE

Located in compound nearby with up and over door.

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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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			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	