



ESTATE AGENTS

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Price £375,000

A well-presented THREE DOUBLE BEDROOMED PERIOD HOME located in the highly sought-after Clive Vale region of Hastings, within easy reach of Hastings historic Old Town. The property retains some PERIOD FEATURES including BAY WINDOWS and HIGH CEILINGS.

The spacious accommodation comprises a vestibule, entrance hallway, lounge DINING ROOM, KITCHEN-BREAKFAST ROOM, first floor landing, THREE DOUBLE BEDROOMS, a modern bathroom suite with bath and shower in addition to a SEPARATE WC. Externally the property enjoys a PRIVATE AND FAMILY FRIENDLY REAR GARDEN which extends to a good size and features a seating area ideal for entertaining.

The property is located in this incredibly sought-after Clive Vale region, within easy reach of local schooling, making it an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Doorway to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation with ample under stairs storage cupboards, utility cupboard with space and plumbing for washing machine, door to:

DINING ROOM

12'5 x 10'3 (3.78m x 3.12m)

Double glazed French doors to rear aspect leading out to the garden, radiator, open plan to:

LOUNGE

16'5 max x 12'4 max (5.00m max x 3.76m max)

Double glazed bay window to front aspect, feature fire surround with gas fireplace, radiator, television point.

KITCHEN-BREAKFAST ROOM

13'4 x 9'8 max (4.06m x 2.95m max)

Modern kitchen comprising a range of eye and base level units with worksurfaces

over, four ring gas hob with extractor above and oven below, inset sink with mixer tap, integrated dishwasher, space for fridge freezer, cupboard housing wall mounted gas fired boiler, ample space for breakfast table and chairs, double glazed windows to side and rear aspects enjoying a pleasant outlook over the garden, door to side aspect leading out to the garden.

FIRST FLOOR LANDING

Loft hatch, radiator, built in storage cupboards.

BEDROOM

16'3 max x 10'3 max (4.95m max x 3.12m max)

Double glazed bay window to front aspect enjoying a pleasant outlook and a partial sea view, radiator.

BEDROOM

12'5 x 10'5 (3.78m x 3.18m)

Double glazed window to rear aspect, radiator.

BEDROOM

10'1 x 9'9 (3.07m x 2.97m)

Double glazed window to rear aspect, radiator.

BATHROOM

10'6 x 5'8 (3.20m x 1.73m)

Luxury suite comprising a roll top bath with mixer tap, separate walk in double shower, wash hand basin set into vanity unit with storage below, chrome ladder style radiator, part tiled walls, extractor fan, double glazed obscured window to front aspect.

SEPARATE WC

Dual flush wc, wash hand basin with tiled splashback and storage below, double glazed obscured window to side aspect.

REAR GARDEN

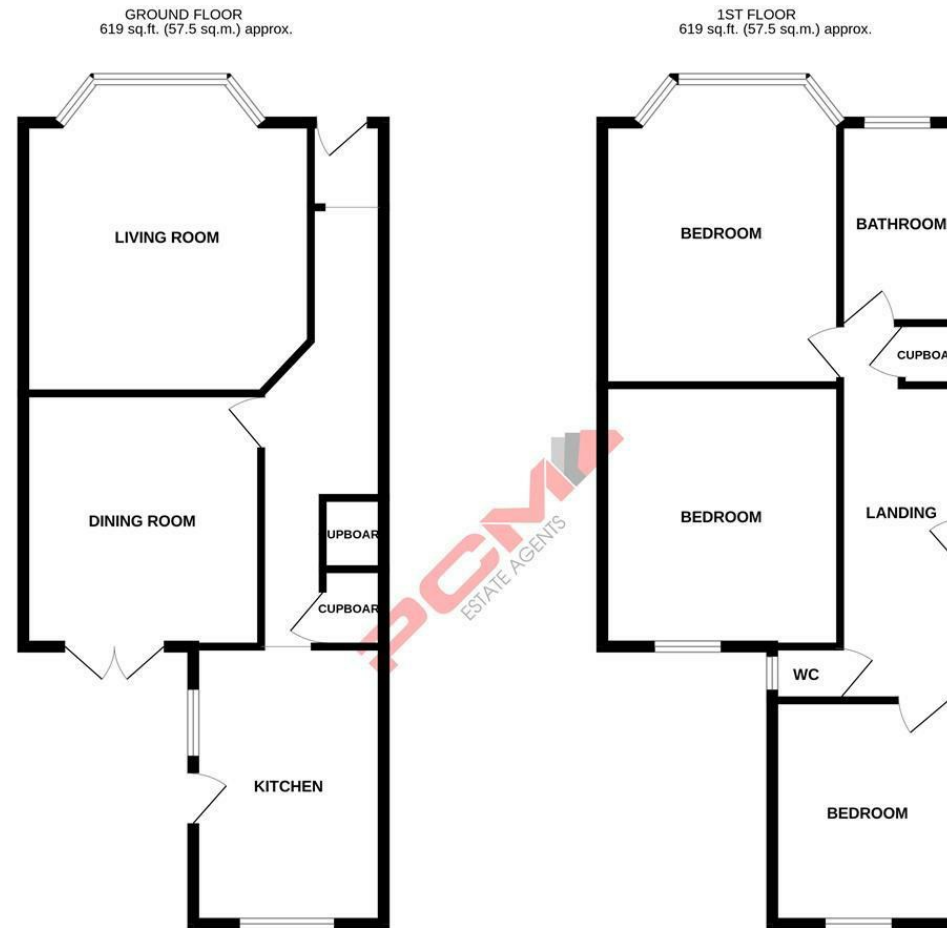
Well presented and private, extending to a good size and considered family friendly. There is a patio area abutting the property and the rest of the garden is mainly laid to lawn with a further patio area towards the top of the garden, considered ideal for seating and entertaining. The garden also features newly planted bulbs and enclosed fenced boundaries.

OUTSIDE - FRONT

Area of front garden.

Council Tax Band: B

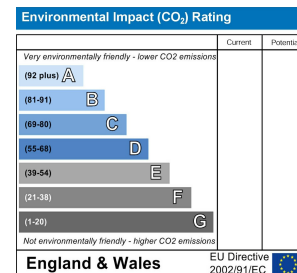
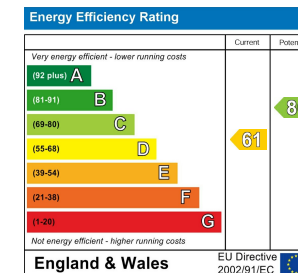




TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.

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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