



3, The Coppice, Hastings, TN34 1YR

Web: www.pcmeestateagents.co.uk
Tel: 01424 839111

Price £310,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this MODERN TERRACED THREE BEDROOMED HOUSE with ALLOCATED PARKING and lovely TOWNSCAPE VIEWS. There are modern comforts including gas fired central heating and double glazing.

Positioned on the outskirts of Hastings town centre, just a short walk from Alexandra Park, Linton Gardens and the town centre itself, with the mainline railway station having convenient links to London.

This FAMILY HOME enjoys well-proportioned and well-decorated accommodation comprising an entrance hall, spacious living room, OPEN PLAN MODERN KITCHEN-DINING ROOM with INTEGRATED APPLIANCES, upstairs landing, THREE BEDROOMS and a bathroom. SEA VIEWS can be enjoyed from the rear facing accommodation along with views over St Helens Wood and Alexandra Park.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

With obscured glass window to side opening to:

ENTRANCE HALL

Stairs rising to the upper floor accommodation, radiator, under stairs storage cupboards, doors opening to:

LIVING ROOM

15'7 max x 13'2 (4.75m max x 4.01m)

Light and airy room with an impressive view over the garden and far reaching views beyond towards Alexandra Park and the St Helens area. Wooden fireplace with stone surround and hearth, inset electric fire, television point, radiator, double glazed French doors with windows either side overlooking and providing an outlook over the garden and beyond.

KITCHEN-DINING ROOM

12'6 x 9'1 (3.81m x 2.77m)

This room has undergone extensive refurbishment in recent years. Impressive open plan room with double glazed window to front aspect, radiator, inset down lights. Built to a high quality with a range of fitted eye and base level cupboards and drawers fitted with soft close hinges with complimentary worksurfaces over and tiled splashbacks, four ring electric hob with waist level oven and separate

grill, integrated tall fridge freezer, space for dishwasher, space and plumbing for washing machine, under cupboard lighting, inset resin one & ½ bowl drainer-sink with mixer tap, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard, double glazed window to side aspect, doors opening to:

BEDROOM ONE

13'8 max x 9'6 (4.17m max x 2.90m)

Radiator, double glazed window to rear aspect having lovely views over the garden and townscape views beyond.

BEDROOM TWO

12'3 x 9'1 (3.73m x 2.77m)

Radiator, double glazed window to front aspect.

BEDROOM THREE

9'9 x 6'3 (2.97m x 1.91m)

Radiator, double glazed window to rear aspect having views over the garden and townscape views beyond.

BATHROOM

Panelled bath with electric shower over and glass shower screen, pedestal wash hand basin, low level wc, airing cupboard, radiator, tiled flooring, tiled walls, coving to ceiling, down lights, double glazed pattern glass window to front aspect.

OUTSIDE - FRONT

Steps with hand-rail down to a path leading to the front door, lawned front garden with planted border.

ALLOCATED PARKING

Located in the nearby car park.

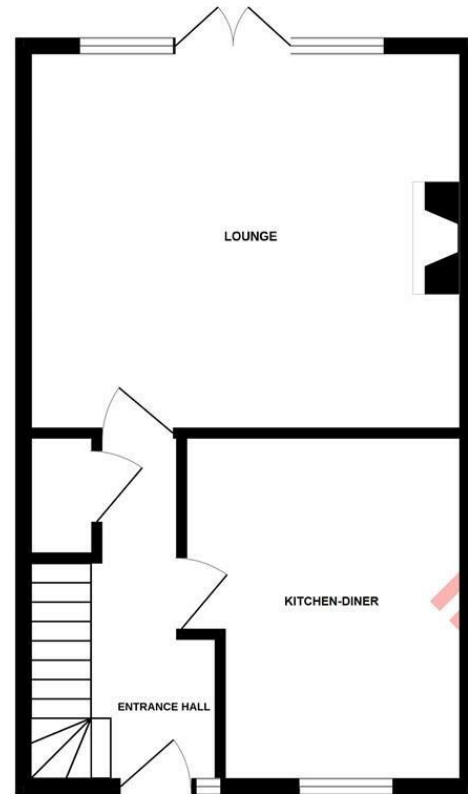
REAR GARDEN

Terraced and landscaped with a stone patio providing ample space for patio furniture to sit out and enjoy the lovely views over the garden and towards the St Helens area. There is also a section of lawn and a few steps down to a lower section of garden which has a decked patio and gated access to Forest Way. The garden is well-planted with a variety of mature plants and shrubs.

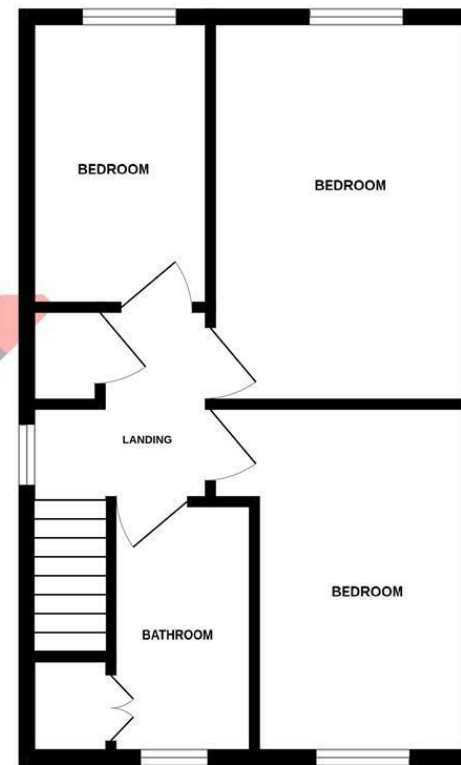
Council Tax Band: C



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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