



ESTATE AGENTS

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Offers In Excess Of £325,000



PCM Estate Agents are delighted to present to the market an opportunity to secure this RARELY AVAILABLE 1930's SEMI DETACHED THREE BEDROOMED, TWO RECEPTION ROOMS, FAMILY HOME located on this incredibly sought-after Blacklands road, within walking distance of Blacklands School and Alexandra Park.

This well-presented FAMILY HOME offers accommodation arranged over two floors comprising a storm porch with double glazed door opening onto the hallway, BAY FRONTED LIVING ROOM, separate DINING ROOM, kitchen and rear porch providing access to the well-maintained and WELL-PROPORTIONED GARDEN. Upstairs the landing provides access to THREE BEDROOMS and a MODERN BATHROOM. The property has benefits including gas fired central heating, double glazing, UNDER CROFT STORAGE set beneath the house and a GARAGE located at the rear, accessible from Blacklands Drive.

This OLDER STYLE DETACHED FAMILY HOME must be viewed to fully appreciate the position and accommodation on offer. Please call the owners agents now to book your viewing to avoid disappointment.

#### **CANOPIED STORM PORCH**

Tiled flooring, double glazed door leading to;

#### **ENTRANCE HALL**

Light and airy with stairs rising to upper floor accommodation, radiator, picture rail, under stairs storage cupboard, door to;

#### **LIVING ROOM**

15'8 into bay x 11'3 (4.78m into bay x 3.43m)

Double glazed bay window to front aspect with made to measure bespoke plantation shutters, radiator, picture rail, brick fireplace, television and telephone points.

#### **SEPARATE DINING ROOM**

11'10 x 11'8 (3.61m x 3.56m)

Picture rail, radiator, fireplace, double glazed window to rear aspect with views over the garden.

#### **KITCHEN**

14'4 x 5'6 (4.37m x 1.68m)

Part tiled walls, tile effect laminate flooring, radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for

eclectic cooker, inset ceramic one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to rear aspect with views over the garden, door to;

#### **REAR PORCH**

UPVC construction, double glazed window to side aspect, door providing access to garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, picture rail, double glazed window to side aspect with obscured glass for privacy.

#### **BEDROOM ONE**

16'1 into bay x 10'1 (4.90m into bay x 3.07m)

Picture rail, radiator, fireplace, built in wardrobe, double glazed bay window to front aspect with made to measure plantation shutters.

#### **BEDROOM TWO**

11'7 x 11'2 (3.53m x 3.40m)

Picture rail, radiator, built in cupboard, double glazed window to rear aspect with pleasant views down the garden and fitted with bespoke made to measure plantation shutters.

#### **BEDROOM THREE**

8'7 x 6'4 (2.62m x 1.93m)

Picture rail, radiator, double glazed window to front aspect with made to measure bespoke plantation shutters.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, dual flush low level wc, tiled walls, wood effect vinyl flooring, radiator, extractor for ventilation, double glazed obscured glass window to rear aspect with made to measure bespoke plantation shutter.

#### **FRONT GARDEN**

Walled with pathway to front door, section of lawn and planting areas.

#### **REAR GARDEN**

Mainly laid to lawn with gated side access to front, access to under croft storage set beneath the property secure and gated. Range of mature flowering shrubs and fenced boundaries, rear pedestrian gated access to;

#### **GARAGE**

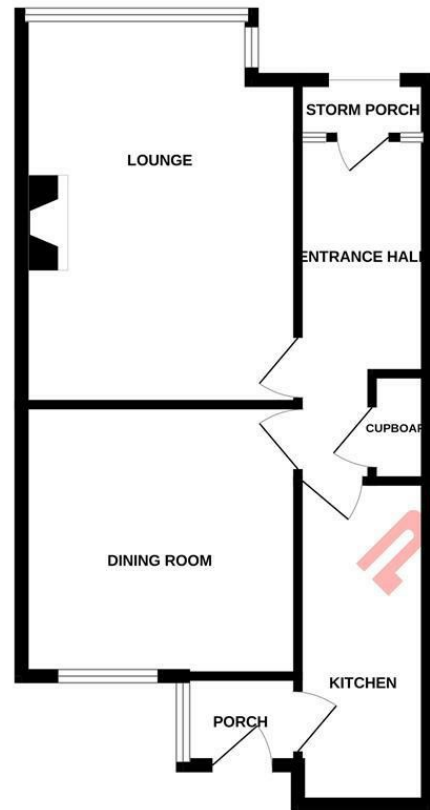
Located at the rear and accessible from Blacklands Drive with up and over door.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	