



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this SEMI-DETACHED THREE BEDROOM HOUSE, positioned in the Blacklands region of Hastings, close to popular schooling establishments, nearby amenities, good local schooling and Alexandra Park. The property benefits from having a LARGE FAMILY FRIENDLY GARDEN, OFF ROAD PARKING, gas fired central heating and double glazing.

Inside, the property offers well-appointed accommodation arranged over two floors comprising a porch onto entrance hall, lounge, separate DINING ROOM, kitchen transitioning into a LOVELY CONSERVATORY, upstairs landing, THREE BEDROOMS and a bathroom. A delightful feature of this family home is the IMPRESSIVE GARDEN with a resin bond patio, section of lawn and a further section of garden having a RAISED POND, WORKSHOP and STUDIO.

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

DOUBLE GLAZED FRONT DOOR

Leading to:

PORCH

Part brick construction with double glazed windows to front and side elevations, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to the upper floor accommodation, wood laminate flooring, dado rail, under stairs recessed area, under stairs storage cupboard, double glazed pattern glass window to side aspect in addition to a further wooden framed single glazed window to side aspect, radiator, dado rail, coving to ceiling.

LIVING ROOM

14'1 into bay x 11'5 (4.29m into bay x 3.48m)

Wood laminate flooring, radiator, fireplace with stone hearth, coving to ceiling, dado rail, radiator, television point, combination of ceiling and wall lighting, double glazed bay window to front aspect.

DINING ROOM

10'3 x 11'1 (3.12m x 3.38m)

Coving to ceiling, radiator, wood laminate flooring archway through to kitchen and wooden partially glazed internal French doors onto the conservatory.

KITCHEN

18' x 6'4 (5.49m x 1.93m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tile effect laminate flooring, part tiled walls, inset ceramic one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with oven below and extractor over, wall mounted cupboard

concealed boiler, space and plumbing for washing machine, dishwasher, under counter fridge and separate freezer, double glazed window to rear aspect with lovely views onto the garden, open plan to:

CONSERVATORY

10'6 x 9'4 (3.20m x 2.84m)

Wood laminate flooring, lighting, partially glazed internal French doors to dining room, double glazed sliding patio doors providing access and a pleasant outlook onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed pattern glass window to side aspect.

BEDROOM ONE

12'7 max x 10'1 max (3.84m max x 3.07m max)

Wood laminate flooring, built in storage, dado rail, radiator, double glazed window to front aspect.

BEDROOM TWO

11'4 max x 9'9 max (3.45m max x 2.97m max)

Coving to ceiling, radiator, double radiator, built in wardrobes, double glazed window to rear aspect having lovely views extending onto the garden, open townscape views beyond.

BEDROOM THREE

10'4 into bay x 7'3 (3.15m into bay x 2.21m)

Wood laminate flooring, radiator, double glazed bay window to front aspect.

LOFT ROOM

Velux window, radiator, power and light.

OUTSIDE - FRONT

Driveway providing off road parking, pathway to front door, sectioned of lawned front garden, mature palm.

REAR GARDEN

Expansive and family friendly, mainly laid to lawn with a resin patio abutting the property, well-established with a variety of mature plants and shrubs, outside water tap, gated access to front. There is also a greenhouse, wooden shed, chicken run, raised pond and a vegetable garden.

GARDEN STUDIO

8'6 x 6'4 (2.59m x 1.93m)

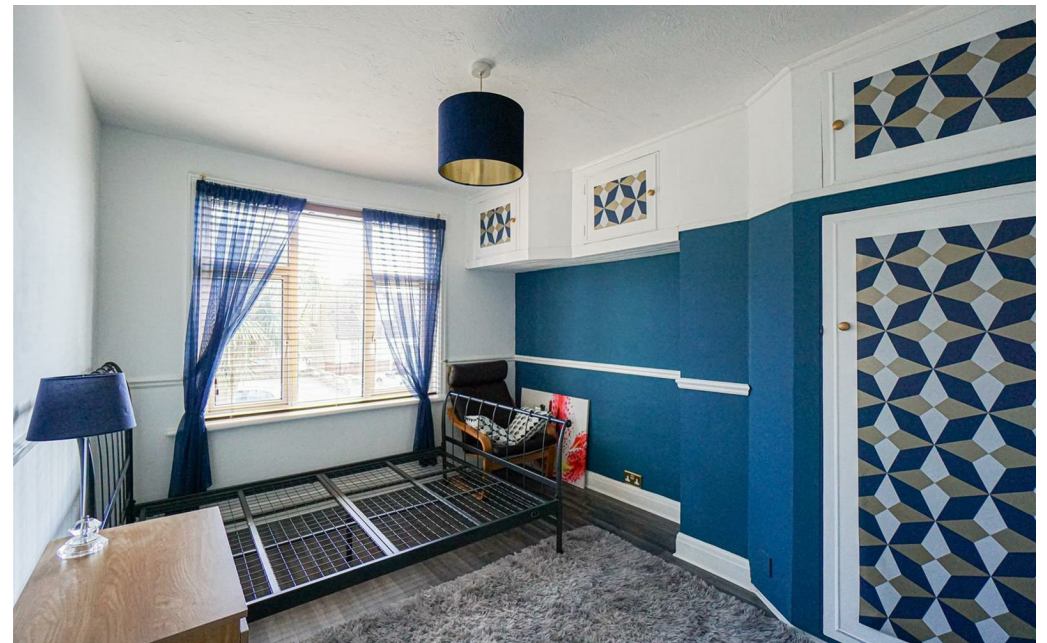
Insulated with power and light, windows to side and rear elevations, double glazed door.

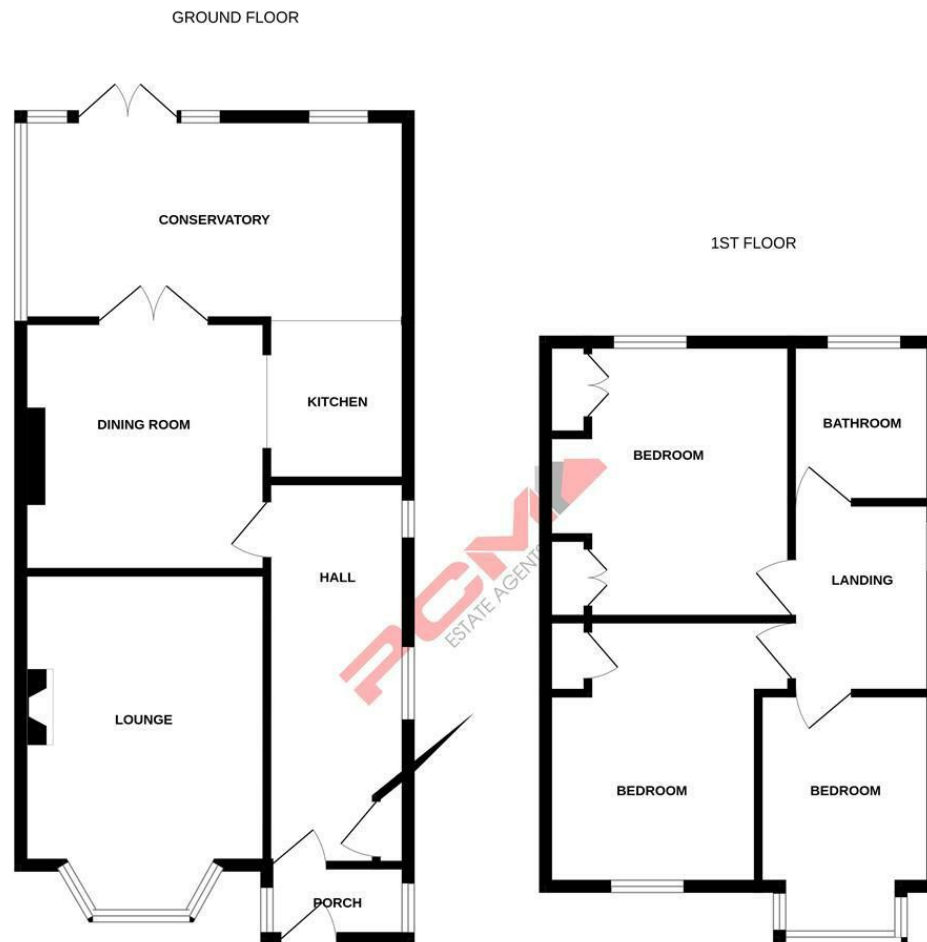
WORKSHOP

15'3 x 7'6 (4.65m x 2.29m)

Insulated with power and light, wood burner and a double glazed window to the front aspect.

Council Tax Band: C





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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