



PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE THREE BEDROOMED SEMI-DETACHED HOUSE conveniently positioned on this sought-after road within Hastings, within easy reach of Alexandra Park, popular schooling establishments and bus routes providing easy access to local amenities.

Inside this family home, the well-appointed and well-presented accommodation is arranged over two floors comprising a spacious entrance hall, lounge, OPEN PLAN KITCHEN-DINING ROOM located at the rear with a pleasant outlook and access to the BEAUTIFULLY LANDSCAPED LARGE FAMILY FRIENDLY GARDEN. Upstairs, the landing provides access to THREE BEDROOMS and a MODERN BATHROOM. The property enjoys modern comforts including gas fired central heating, double glazing and a block paved drive providing OFF ROAD PARKING for two vehicles, GARAGE and the aforementioned LANDSCAPED FAMILY FRIENDLY GARDEN mainly laid to lawn with several seating areas.

This FAMILY HOME must be viewed to appreciate the overall space and convenient position on offer.

#### **WOODEN DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs push cupboard storage, under stairs recessed area, radiator, wood effect stone tiled flooring, wall mounted thermostat control for gas fired central heating.

#### **LIVING ROOM**

13'4 x 12'2 (4.06m x 3.71m)

Wood flooring, radiator, feature fireplace, television point, double glazed window to front aspect.

#### **OPEN PLAN KITCHEN-DINING ROOM**

19'7 max x 12'4 narrowing to 9'7 (5.97m max x 3.76m narrowing to 2.92m)

Modern and built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over and Perspex splashbacks, four ring induction hob with cooker hood over, waist level oven, breakfast bar, cupboard concealed wall mounted boiler, seating area, inset one & ½ bowl stainless steel drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, integrated microwave, open plan to dining area with ample space for a large dining table, wood effect stone tiled flooring, double

glazed sliding patio doors providing outlook and access to the garden, additional double glazed door and window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to side aspect, radiator, large storage cupboard.

#### **BEDROOM ONE**

13'6 x 10'6 (4.11m x 3.20m)

Radiator, double glazed window to front aspect with lovely views extending over neighbouring rooftops to Alexandra Park

#### **BEDROOM TWO**

12'7 x 11' (3.84m x 3.35m)

Airing cupboard, radiator, double glazed window to rear aspect with lovely views onto the garden and townscape views beyond.

#### **BEDROOM THREE**

8'1 x 8'1 (2.46m x 2.46m)

Radiator, double glazed window to front aspect with lovely views extending over rooftops towards Alexandra Park.

#### **BATHROOM**

Modern suite comprising a panelled bath with mixer tap, electric shower over bath, glass shower screen, wall mounted vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, tiled walls, ladder style heated towel rail, shaver point, down lights, tiled flooring, two double glazed opaque glass windows to rear aspect.

#### **GARAGE**

27'6 max x 11'1 narrowing to 4'7 (8.38m max x 3.38m narrowing to 1.40m)

Personal door from garden, electric up and over door, wall mounted consumer unit for the electrics, gas meter.

#### **REAR GARDEN**

Beautifully landscaped with a stone paved patio abutting the property, few steps up onto the main section of garden which is laid to lawn with a meandering path leading to a further seating area being decked and having a fixed wooden pergola. To the side of this, there is a further stone patio ideal for a barbequing station, whilst to the bottom of the garden there is a large wooden shed. The garden has fenced boundaries, trees and shrubs, enjoying a pleasant outlook with townscape views over Hastings.

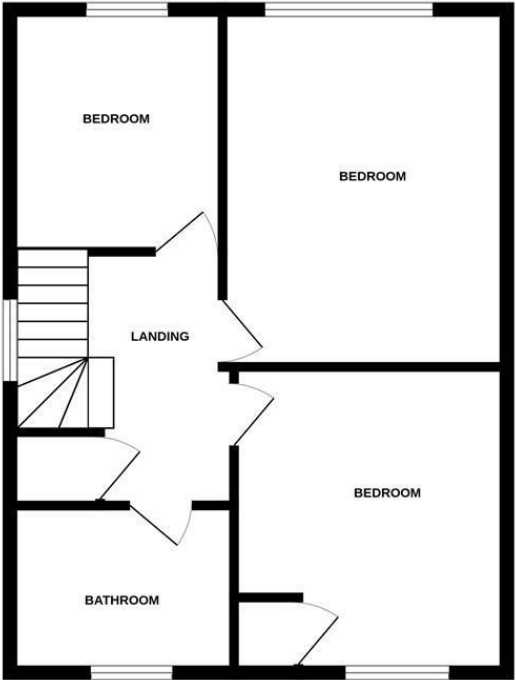
Council Tax Band: D



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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