



ESTATE AGENTS

85, The Ridge, Hastings, TN34 2AB

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Price £300,000

PCM Estate Agents welcome to the market this spacious THREE BEDROOM DETACHED FAMILY HOME located towards the northern outskirts of Hastings, within easy reach of Ore Village with its range of amenities and local schooling.

The property is considered an IDEAL FAMILY HOME and offers spacious accommodation comprising an entrance hallway, KITCHEN-DINER, lounge leading out to the garden, DOWNSTAIRS BEDROOM, first floor landing, TWO FURTHER DOUBLE BEDROOMS and a bathroom. Externally the property enjoys a PRIVATE AND PREDOMINANTLY LEVEL FAMILY FRIENDLY GARDEN which enjoys a southerly aspect, whilst to the front there is a driveway providing OFF ROAD PARKING.

Please call the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, door leading to:

KITCHEN-DINER

13' x 9'7 (3.96m x 2.92m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine & dishwasher, space for tumble dryer, one & ½ bowl stainless steel inset sink with mixer tap, ample space for dining table and chairs, radiator, double glazed window to front aspect, doorway leading to:

LOUNGE

12'10 x 12'5 (3.91m x 3.78m)

Double glazed double doors to rear aspect leading to the garden, under stairs storage cupboard, radiator, wall mounted thermostat control.

BEDROOM

11' x 8'8 (3.35m x 2.64m)

Double glazed window to front aspect, radiator.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

12'11 x 8'11 (3.94m x 2.72m)

Double glazed window to rear aspect, radiator.

BEDROOM

12'11 max x 9'9 max (3.94m max x 2.97m max)

Two double glazed windows to front aspect, radiator.

BATHROOM

6'8 x 6'5 (2.03m x 1.96m)

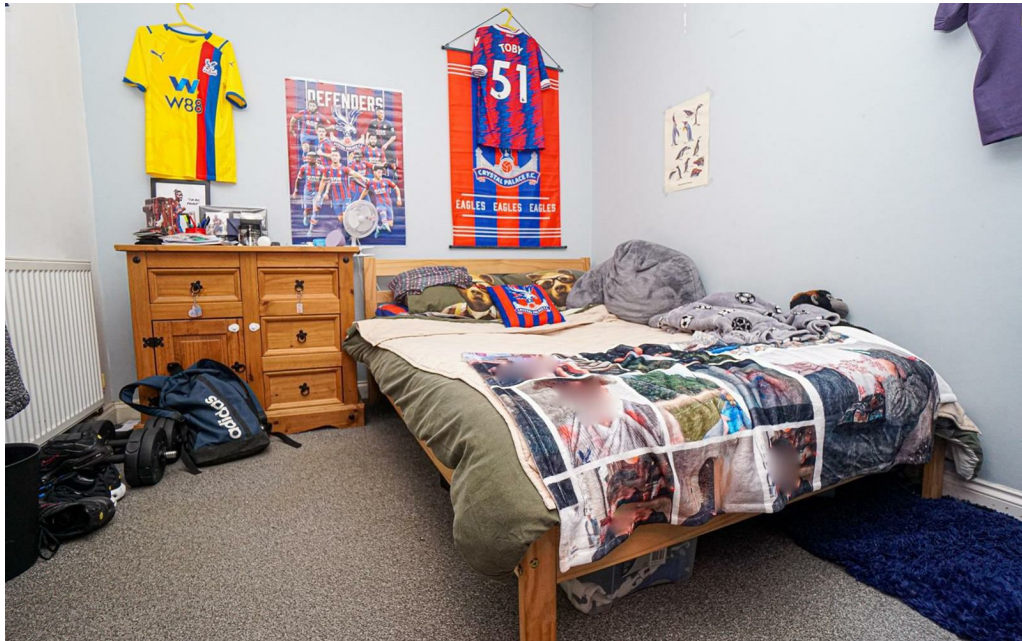
Panelled bath with mixer tap and electric shower over, shower screen, dual flush wc, wash hand basin with storage below, extractor fan, part tiled walls, double glazed obscured window to side aspect.

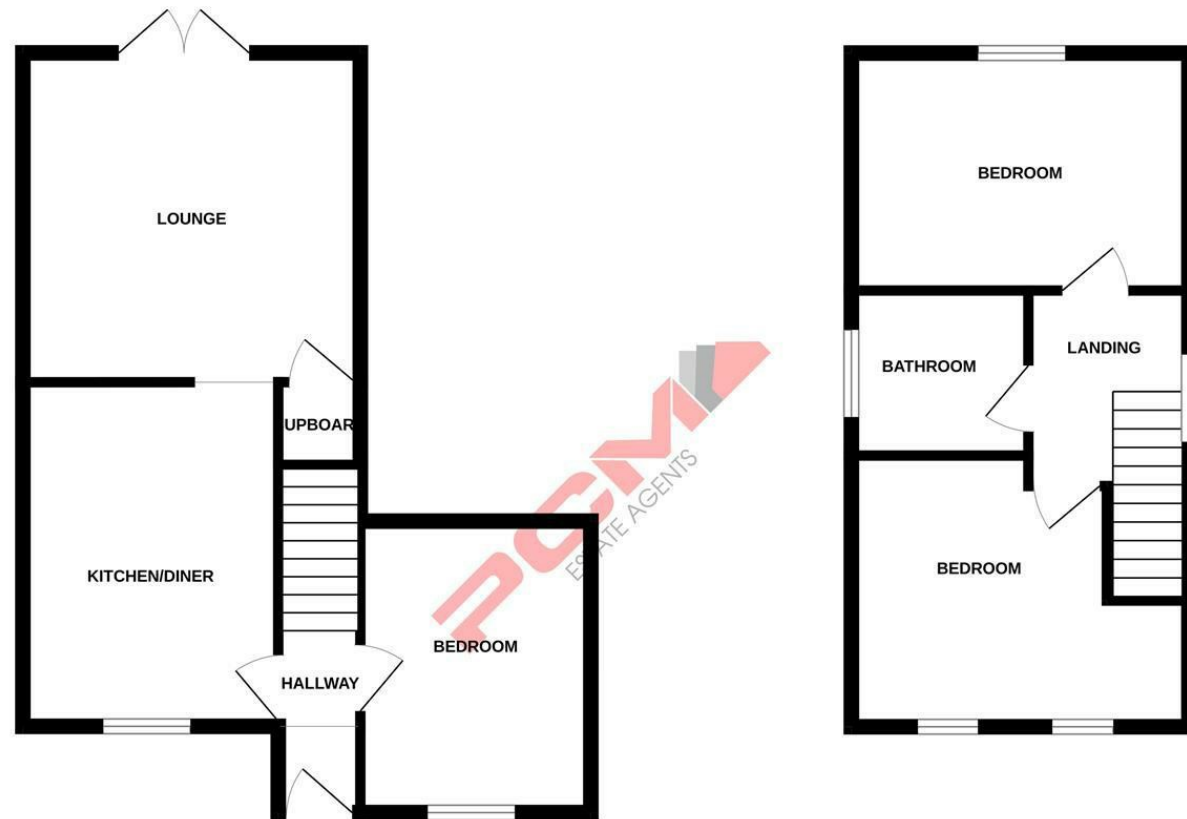
REAR GARDEN

Private and enclosed, south-facing with a patio area set beneath a pergola abutting the property and providing ample space for seating and entertaining. The rest of the garden is predominantly laid to lawn with storage shed, enclosed fenced boundaries and side access to the front of the property.

OUTSIDE - FRONT

Driveway providing off road parking, area of garden being mainly laid to lawn.





TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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