



ESTATE AGENTS

118, Victoria Avenue, Hastings, TN35 5BT

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

Offers In Excess Of £375,000

PCM Estate Agents are delighted to offer to market an opportunity to secure this EXCEPTIONALLY WELL-PRESENTED THREE/ FOUR BEDROOMED SEMI DETACHED 1930's HOUSE which is located within close proximity to the popular Ore area with its good range of local schooling and within easy reach of Hastings Old Town.

The property is presented in BEAUTIFUL CONDITION throughout and enjoys a LARGE REAR GARDEN that is ideal for entertaining with its multiple seating areas, HOT TUB and PIZZA OVEN. Inside the property enjoys SPACIOUS ACCOMMODATION arranged over THREE FLOORS comprising an entrance porch, entrance hallway, LOUNGE with LOG BURNER, 18ft MODERN FITTED KITCHEN-DINER with patio doors into the garden, SEPARATE UTILITY ROOM, first floor landing, THREE GOOD SIZED BEDROOMS, shower room and separate wc. To the top floor is a LOFT ROOM with its own separate EN SUITE SHOWER ROOM and DRESSING AREA.

If you are looking for a BEAUTIFULLY PRESENTED FAMILY HOME in a highly sought-after location then look no further than this STUNNING example and call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE PORCH

Double glazed window to side aspect, tiled flooring, door to;

SPACIOUS ENTRANCE HALLWAY

Stairs rising to upper floor accommodation, double glazed window to side aspect, radiator, tiled flooring, door to;

LOUNGE

14'3 max x 12'2 (4.34m max x 3.71m)

Feature log burner, double glazed bay window to front aspect, ample storage and shelving built into recess, television point, radiator.

KITCHEN-DINER

18'2 x 10'9 (5.54m x 3.28m)

Fitted with a range of eye and base level units with worksurfaces over, six ring gas hob with extractor above, integrated double oven, stainless steel inset sink with flexi mixer tap, space for slimline dishwasher, island with breakfast bar, additional storage space and wine cooler, double glazed sliding patio doors providing access onto the garden, under stairs storage cupboard, radiator, shelving built into recess, double glazed window to rear aspect, doorway to;

UTILITY ROOM

8'7 x 4'11 (2.62m x 1.50m)

Space for American style fridge freezer, space and plumbing for washing machine, space for

tumble dryer, counter space providing space for additional appliances, double glazed window to front and rear aspects.

FIRST FLOOR LANDING

Airing cupboard, door and staircase to loft room, radiator.

BEDROOM

11'10 x 8'7 (3.61m x 2.62m)

Under stairs storage cupboards, double glazed window to front aspect, radiator.

BEDROOM

8'11 x 7'10 (2.72m x 2.39m)

Built in storage cupboard housing Vaillant combi boiler, radiator, double glazed window to rear aspect enjoying a pleasant outlook over the garden.

BEDROOM

10'4 x 8'11 (3.15m x 2.72m)

Double glazed window to rear aspect enjoying a pleasant outlook over the garden, radiator.

SHOWER ROOM

Walk in double shower with shower screen, wash hand basin with storage below, chrome ladder style radiator, double glazed obscured window to front aspect, part tiled walls, extractor fan.

SEPARATE WC

WC, double glazed obscured window to side aspect, part tiled walls.

LOFT ROOM

2.95m x 2.92m plus additional dressing area (9'8" x 9'6" plus additional dressing area).

Velux windows to front and rear aspects with the front benefitting from pleasant views over Hastings towards the sea, ample eaves storage space, built in wardrobe in the dressing area, door to;

EN SUITE SHOWER ROOM

Shower, shower screen, wc, wash hand basin with storage below.

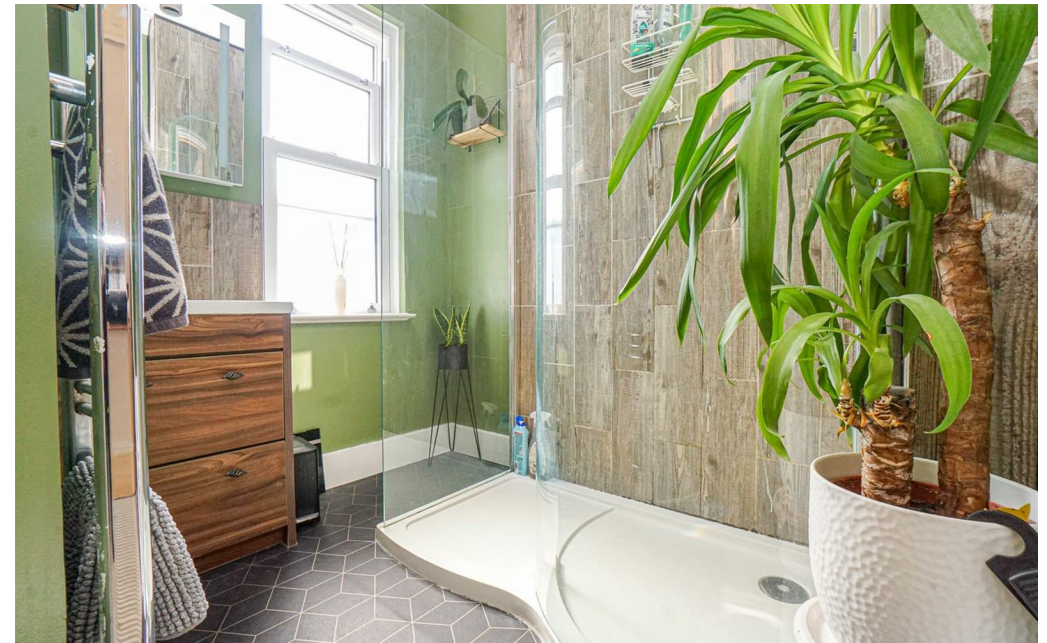
REAR GARDEN

A particular feature of this property is this exceptionally well-presented landscaped rear garden which is ideal for entertaining, a large patio area with glass balustrade, built in pizza oven, sleepers, range of mature shrubs and plants which leads to a large area of lawn with fish pond, large storage shed, water tap, power point and lighting. To the top of the garden is an additional decked seating area with hot tub and enjoying sea views.

FRONT GARDEN

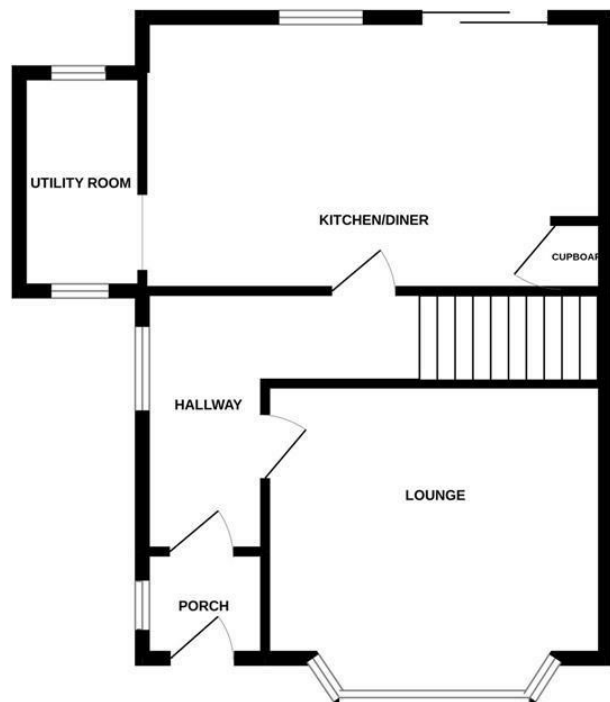
Resin pathway, area of lawn, bin store, power point, exterior lighting and log store.







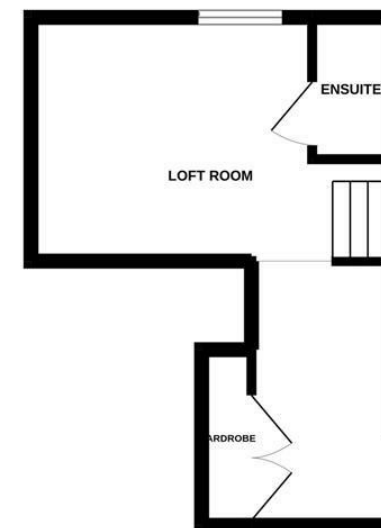
GROUND FLOOR



1ST FLOOR



2ND 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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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	

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.