



PCMA
ESTATE AGENTS

246, Hillside Road, Hastings, TN34 2QZ

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

Offers In The Region Of £400,000

PCM Estate Agents welcome to the market this FOUR BEDROOM DETACHED HOUSE with LOFT ROOM, located on a sought-after road towards the northern outskirts of Hastings, within easy reach of the Conquest Hospital, the A21 and local schooling establishments, making this an IDEAL FAMILY HOME.

The property offers spacious accommodation throughout comprising a porch, entrance hallway, 18ft L shaped living room, kitchen, UTILITY ROOM, CONSERVATORY and DOWNSTAIRS WC, whilst to the first floor there are FOUR BEDROOMS with the master enjoying its own EN SUITE in addition to the family SHOWER ROOM and a LOFT ROOM. Externally the property enjoys a PRIVATE AND ENCLOSED FAMILY FRIENDLY REAR GARDEN, along with a DRIVEWAY leading to a GARAGE. To the front of the property there is a generously sized front garden and the property is set back from the road.

This property is considered an IDEAL FAMILY HOME, please call the owners agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

12'7 x 4'8 (3.84m x 1.42m)

Spacious and providing ample storage space, double glazed windows to both side and front aspects, door to:

HALLWAY

Stairs rising to first floor accommodation under stairs storage cupboard, radiator.

LOUNGE

18'11 narrowing to 9'8 x 18'8 narrowing to 10'2 (5.77m narrowing to 2.95m x 5.69m narrowing to 3.10m)

Spacious dual aspect L shaped living room with double glazed windows to front and rear aspect, double glazed French doors to rear aspect leading out to conservatory, gas fireplace, two radiators.

CONSERVATORY

18'5 x 11'5 (5.61m x 3.48m)

Double glazed windows to both side and rear aspect enjoying a pleasant outlook over the garden, double glazed French doors to rear aspect.

KITCHEN

14' x 9'10 (4.27m x 3.00m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, space for tall fridge freezer, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, radiator, double glazed window to rear aspect overlooking the garden.

UTILITY ROOM

Double glazed window to front aspect, part glazed door to rear aspect leading out to the garden.

DOWNSTAIRS WC

Wash hand basin with storage below, extractor fan.

FIRST FLOOR LANDING

Loft hatch providing access to a spacious loft, airing cupboard.

BEDROOM

12'4 x 11'6 (3.76m x 3.51m)

Double glazed window to rear aspect, radiator, door to:

EN SUITE

Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, part tiled walls, extractor fan, double glazed obscured window to rear aspect.

BEDROOM

12'2 x 7'1 (3.71m x 2.16m)

Double glazed window to front aspect, radiator.

BEDROOM

10'2 x 10' (3.10m x 3.05m)

Double glazed window to front aspect, radiator.

BEDROOM

8'8 x 8'1 (2.64m x 2.46m)

Double glazed window to rear aspect, radiator.

SHOWER ROOM

Walk in shower, wash hand basin with tiled splashback, extractor fan.

REAR GARDEN

Private and enclosed, enjoying a sunny aspect and predominantly laid to lawn with a patio area abutting the property. The garden also features a range of shrubs and plants in addition to a storage shed and a generously sized workshop. The rear garden also features the driveway which is accessed via Chantonbury Drive and leads to:

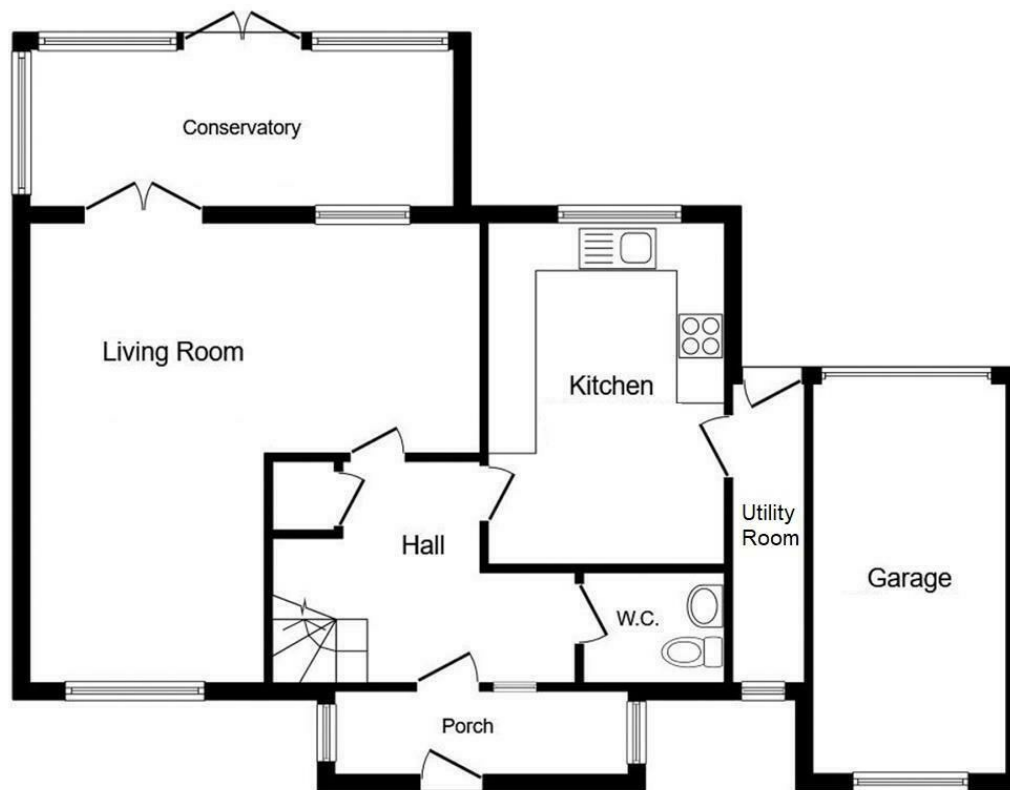
GARAGE

Up and over door, power, lighting and window to front aspect.

LOFT ROOM

Spacious with Velux windows to both front and rear aspects enjoying pleasant views.





Ground Floor



First Floor

Total floor area 134.7 sq.m. (1,450 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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