



ESTATE AGENTS

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Guide Price £300,000

*** GUIDE PRICE £300,000 to £325,000 ***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE with GARAGE and OFF ROAD PARKING. Conveniently located on a sought-after road, close to amenities and popular schooling establishments.

The property offers modern comforts including gas fired central heating, double glazing and well-presented accommodation over two floors comprising a spacious entrance hall, BAY FRONTED LOUNGE, open plan KITCHEN-DINING ROOM being DUAL ASPECT and having French doors onto the LOVELY FAMILY FRIENDLY GARDEN. Upstairs, there are THREE BEDROOMS and a bathroom with bath and separate shower. The property has OFF ROAD PARKING for multiple vehicles, GARAGE and a neatly LANDSCAPED GARDEN with a stone patio abutting the property, section of lawn and a WORKSHOP.

Conveniently located close to amenities, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation under stairs storage cupboard, wall mounted security alarm pad, wood laminate flooring, down lights, radiator, double glazed window to front aspect, doors to:

LOUNGE

14'5 into bay x 10' (4.39m into bay x 3.05m)

Picture rail, two radiators, telephone and television point, ornamental fireplace, double glazed bay window to front aspect.

KITCHEN-DINING ROOM

16'7 max narrowing to 9'9 x 11' narrowing to 8'6 (5.05m max narrowing to 2.97m x 3.35m narrowing to 2.59m)

Wood laminate flooring, television point, two radiators, ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset ceramic Belfast sink with mixer tap, electric hob with oven below and cooker hood over, space and plumbing for washing machine, space for tall fridge freezer, space and plumbing for dishwasher, dual aspect with two double glazed windows to side, additional double glazed window to rear and double glazed French doors to rear opening onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, down lights, double glazed window to side aspect, doors opening to:

BEDROOM

14' into bay x 10'5 (4.27m into bay x 3.18m)

Radiator, ornamental fireplace, television point, double glazed bay window to front aspect with townscape view.

BEDROOM

10'9 x 8'6 (3.28m x 2.59m)

Radiator, built in cupboard, double glazed window to rear aspect with views onto the garden.

BEDROOM

6'4 x 6' (1.93m x 1.83m)

Radiator, double glazed window to front aspect.

BATHROOM

Roll top Victorian style bathtub with mixer tap, dual flush low level wc, wall mounted circular wash hand basin with chrome mixer tap, walk in shower enclosure with electric shower, two heated towel rails, mirror with built in cupboard, part tiled walls, tiled flooring, down lights, double glazed window with opaque glass to rear aspect.

OUTSIDE- FRONT

Lawned front garden, driveway providing off road parking.

GARAGE

20' x 7'9 (6.10m x 2.36m)

Power and light, two windows and a wooden door opening to:

REAR GARDEN

Enclosed with a stone patio abutting the property, steps up onto a section of lawn, enjoying a private aspect, gated side access to driveway. The garden also provides access into:

WORKSHOP

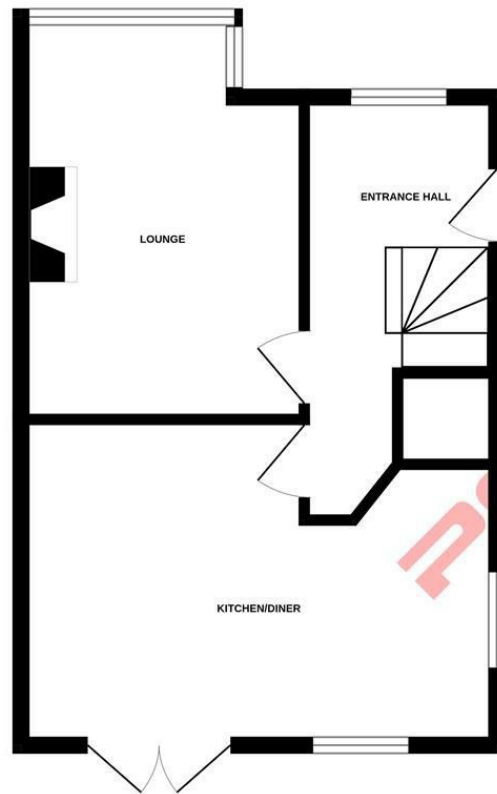
11'9 x 7'9 (3.58m x 2.36m)

Power and light, workbench.

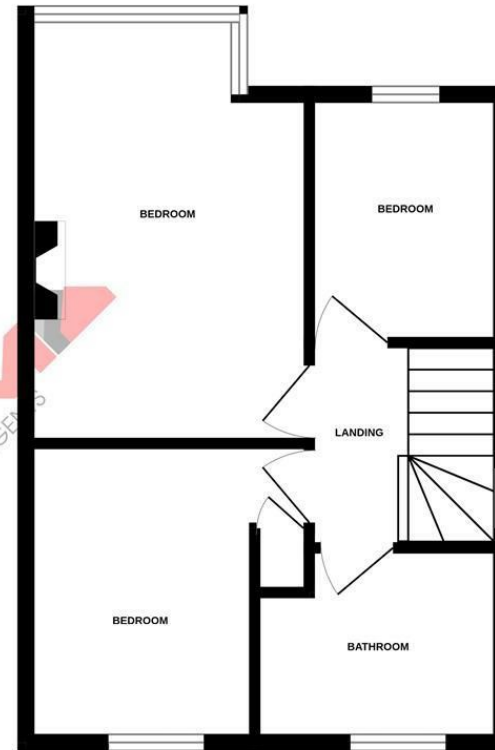
Council Tax Band: C



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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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	