



ESTATE AGENTS

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Price £259,950

PCM Estate Agents are delighted to present to the market this MODERN and BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE, positioned on this NEWLY CONSTRUCTED DEVELOPMENT within this favourable region of Hastings. The property benefits from ALLOCATED PARKING for TWO VEHICLES and an ENCLOSED LANDSCAPED GARDEN.

Offering modern comforts including gas fired central heating, double glazing and accommodation arranged over two floors comprising an entrance hall, LOUNGE-DINER, kitchen, DOWNSTAIRS WC, upstairs landing, TWO DOUBLE BEDROOMS and a bathroom. The property occupies a position set back from the road.

Conveniently positioned within easy reach of amenities within the area, including popular schooling establishments. Viewing comes highly recommended, please call the owners agents now to book your appointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation, wall mounted thermostat control, radiator, door to:

LOUNGE-DINER

13'11 x 13'9 (4.24m x 4.19m)

Double glazed French doors to rear aspect leading out to the garden, double glazed window to rear aspect, spacious under stairs storage cupboard, radiator.

KITCHEN

9'11 x 8'3 max (3.02m x 2.51m max)

Beautifully presented and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated fridge freezer, space and plumbing for washing machine, inset one & ½ bowl stainless steel inset sink with mixer tap, radiator, double glazed window to front aspect.

DOWNSTAIRS WC

Dual flush wc, wash hand basin with tiled splashback, radiator, extractor fan.

FIRST FLOOR LANDING

Loft hatch, storage cupboard, wall mounted thermostat control, radiator.

BEDROOM

13'9 x 8'9 max (4.19m x 2.67m max)

Built in wardrobe, radiator, two double glazed windows to rear aspect.

BEDROOM

13'8 x 9'3 max (4.17m x 2.82m max)

Built in wardrobe, radiator, two double glazed windows to front aspect.

BATHROOM

6'2 x 6'2 (1.88m x 1.88m)

Modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, floating wash hand basin with storage below, dual flush wc, chrome ladder style radiator, part tiled walls, shaver point, extractor fan, double glazed obscured window to side aspect.

REAR GARDEN

Landscaped and laid to lawn, with patio area.

OUTSIDE - FRONT

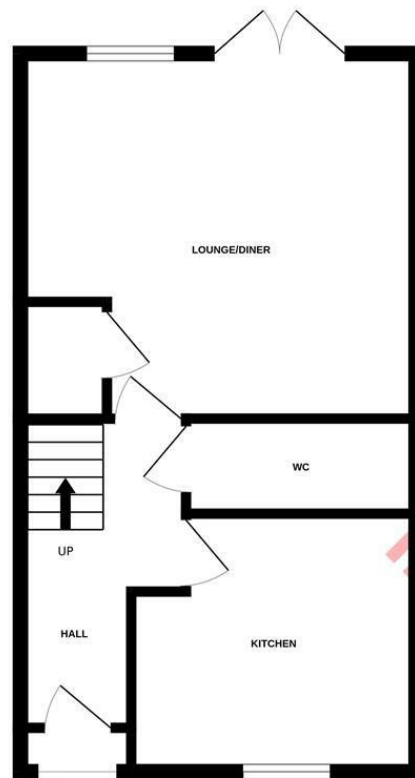
Situated in a slightly elevated position, set back from the road.

PARKING

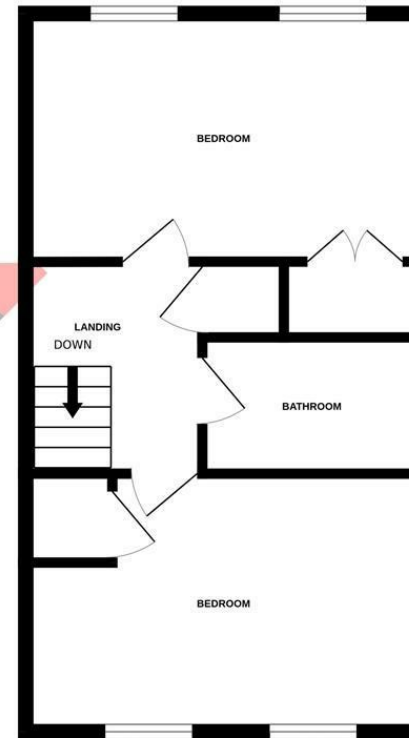
Two allocated parking spaces.



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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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.