



7, Churchfield, Hastings, TN35 4SN

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Price £310,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE SEMI-DETACHED THREE BEDROOM HOUSE offered to the market CHAIN FREE. Modern comforts including gas fired central heating and double glazing. Situated in a lovely quiet spot in a desirable location.

Accommodation is IN NEED OF REFURBISHMENT but is well-proportioned and offers the perfect opportunity for the eventual buyer to put their own personality into and make their own. Accommodation is arranged over two floors comprising an entrance hall, DUAL ASPECT LOUNGE, separate DINING ROOM and GALLEY STYLE KITCHEN. Positioned on the ground floor there is a side hall that leads to TWO ROOMS, one of which is large enough to be converted into a study/ utility, subject to planning and building regulations. In addition, there is GROUND FLOOR WC. Upstairs, the spacious landing provides access to THREE GOOD SIZED BEDROOMS all with BUILT IN STORAGE and a bathroom. There is a LARGE FAMILY FRIENDLY GARDEN and a PLEASANT OUTLOOK from the front.

Conveniently positioned close to a number of country walks and amenities within the village, as well as popular schooling establishments.

This property must be viewed to fully appreciate the position and well-proportioned accommodation on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wall mounted digital control for the heating, radiator, small under stairs recessed area, doors opening to:

LOUNGE

15'9 x 11'6 (4.80m x 3.51m)

Double radiator, television & telephone points, tiled fireplace with inset fire, double aspect room with double glazed windows to both front and rear elevations, pleasant views to the rear over the garden and to the front over a green area and trees.

KITCHEN

16'6 x 12'7 (5.03m x 3.84m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, double drainer stainless steel sink, part tiled walls, space for gas cooker, space for tall fridge freezer, space and plumbing for washing machine, double radiator, pantry style cupboard housing the fuse board for the electrics, double glazed windows to rear aspect with lovely views onto the garden, door to side hall and further door to:

DINING ROOM

10'9 x 9'5 (3.28m x 2.87m)

Tiled fireplace, double radiator, returning door to entrance hall, double glazed window to front aspect having pleasant views over an area of green.

SIDE HALL

Double glazed door to rear aspect opening to the garden, wooden partially glazed door to front elevation, access to:

STORAGE ROOM

10'11 x 5'8 (3.33m x 1.73m)

Double glazed window to front aspect. This room could be converted into an office or utility space.

ADDITIONAL STORAGE ROOM

6'4 x 4'2 (1.93m x 1.27m)

Double glazed window to side aspect.

DOWNSTAIRS WC

High flush wc, window with obscured glass to rear aspect.

FIRST FLOOR LANDING

Spacious with double glazed window to rear aspect, storage cupboard housing the boiler and offering practical storage space, loft hatch, doors to:

BEDROOM

14'4 x 8'8 (4.37m x 2.64m)

Fireplace, double radiator, built in cupboard, double glazed window to front aspect with a pleasant view.

BEDROOM

14'7 x 9'5 (4.45m x 2.87m)

Double radiator, built in cupboard, double glazed window to front aspect with a pleasant view.

BEDROOM

11' x 7'2 (3.35m x 2.18m)

Built in cupboard, double radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin, low level wc, part tiled walls, double radiator, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking, lawned front garden, fenced boundaries.

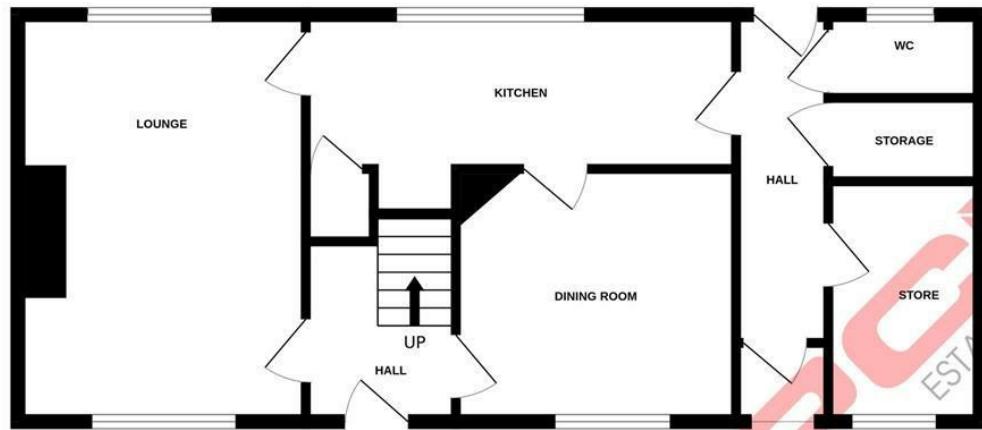
REAR GARDEN

Large lawned garden, family friendly with plenty of potential, hedged boundaries.

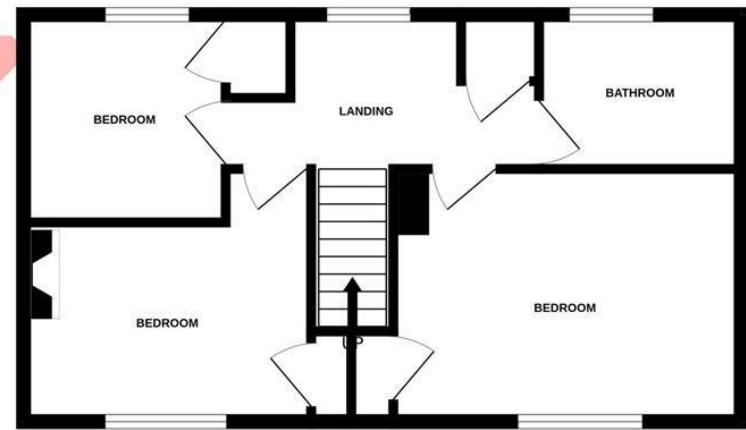
Council Tax Band: C



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			
EU Directive 2002/91/EC		71	82
England & Wales			

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			
EU Directive 2002/91/EC		82	
England & Wales			