PCM
ESTATE AGENTS

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Price £335,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM SEMI-DETACHED FAMILY HOME, offered to the market CHAIN FREE! Tucked away in this RARELY AVAILABLE quiet cul-de-sac location on the northern outskirts of Hastings, close to popular schooling establishments and nearby amenities in Ore Village.

The home is extremely well-presented and benefits from modern comforts including gas fired central heating, double glazing, MODERN KITCHEN and a MODERN BATHROOM. Overall accommodation comprises of a spacious entrance hall with storage cupboards, one of which could be converted back into a downstairs wc, LARGE OPEN PLAN LOUNGE-DINING SPACE with DUAL ASPECT windows providing ample light into the property, a MODERN KITCHEN with ample countertop space, a GOOD SIZED CONSERVATORY, first floor landing, THREE BEDROOMS; two of which are good sized doubles with the master benefitting from STUNNING VIEWS to the countryside, and a MODERN BATHROOM.

To the front of the property there is a driveway providing OFF ROAD PARKING with access into the GARAGE via an up and over door, which has been divided off to create a UTILITY SPACE with a personal door leading to the rear garden. The REAR GARDEN is tiered, however as maximised use of the space with three sections of patio, one of which has a large decked veranda providing VIEWS out over the countryside and offers the perfect place to entertain and enjoy the summer evenings.

Please call the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR
Opening into:

SPACIOUS ENTRANCE HALL
Storage cupboard with ample space for coats and shoes, with radiator, frosted double glazed window to side aspect. The storage cupboard was previously used as a wc and could easily be reinstated. Radiator, frosted double glazed window to side aspect. Under stairs storage cupboard, wall mounted thermostat, radiator, opening to:

LOUNGE
14' x 10'7 (4.27m x 3.23m)
Radiator, double glazed window to front aspect providing a pleasant outlook over the close, opening to:

DINING ROOM
9'2 x 8'9 (2.79m x 2.67m)
Radiator, double glazed sliding doors opening to:

CONSERVATORY
Radiator, double glazed windows to side and rear aspect, further sliding door opening onto the rear garden.

KITCHEN
10'8 x 8'8 (3.25m x 2.64m)
Fitted with a range of eye and base level units, ample countertop space, inset stainless steel sink with mixer tap, space and plumbing for dishwasher, freestanding four ring gas cooker with double oven below and extractor over, space for freestanding American style fridge freezer, double glazed window to rear aspect having a pleasant outlook over the garden, double glazed door opening to the garden.

FIRST FLOOR LANDING
Loft hatch, storage cupboard, double glazed window to side aspect, doors to:

BEDROOM
14'1 x 10'9 (4.29m x 3.28m)
Radiator, double glazed window to front aspect providing stunning views over rooftops and toward the countryside.

BEDROOM
10'7 x 8'9 (3.23m x 2.67m)
Built in wardrobe with hanging space, radiator, double glazed window to rear aspect.

BEDROOM
9'3 x 7'9 (2.82m x 2.36m)
Radiator, double glazed window to front aspect providing views over rooftops and to the countryside.

FAMILY BATHROOM
L shaped panelled bath with mixer tap and shower attachment above, tiled walls, inset sink with storage below and vanity mirror above, low level dual flush wc with storage beside, chrome heated towel rail, fitted dehumidifier.

GARAGE
Up and over door, power and light, housing electric meter and consumer unit, divide with opening to:

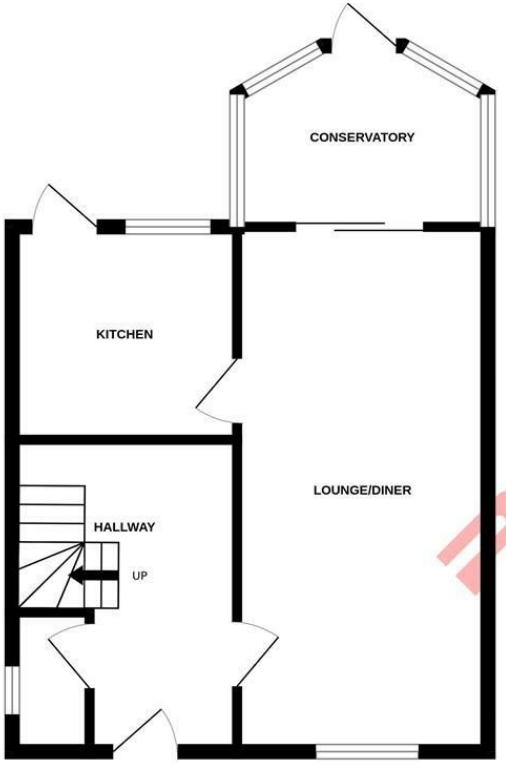
UTILITY SPACE
Converted from the garage with space and plumbing for washing machine and tumble dryer, personal door to the garden, single glazed window to rear aspect.

OUTSIDE - FRONT
Off road parking, area of lawn.

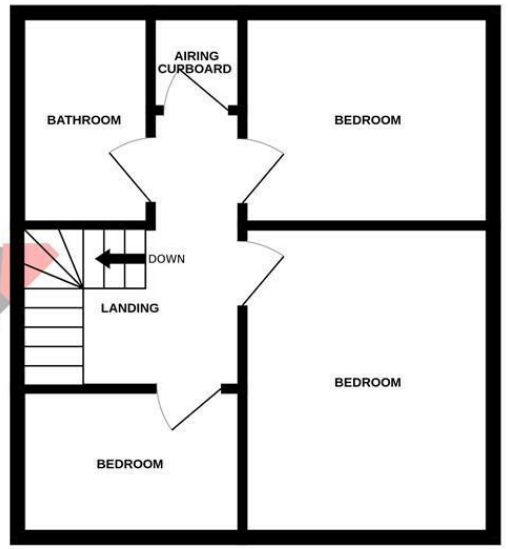
REAR GARDEN
Terraced garden offering practicality and enjoying the sun. To the first section is a smaller area of patio which provides access into the garage and to the side of the property, steps up to a larger sized area of patio having a rage of mature shrubs and grapevines with a decked space sitting on top having greenhouse. There are steps up to a small area of decking and to an area of soil which is ideal for growing and planting, with the final terrace being decked in two sections but provides ample space for entertaining, with stunning views over the rooftops and to the countryside.

Council Tax Band: C

GROUND FLOOR



1ST FLOOR



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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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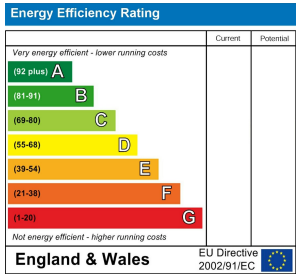

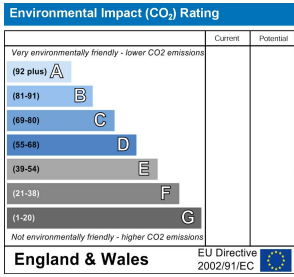

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