



ESTATE AGENTS

24, Clive Avenue, Hastings, TN35 5LW

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

Guide Price £650,000

*** GUIDE PRICE £650,000 TO £675,000 ***

If you are seeking a SIZEABLE HOME in the heart of CLIVE VALE in arguably one of its best roads, then call now to view this potentially SEVEN BEDROOMED, THREE RECEPTION ROOMS, FOUR BATHROOM CHARACTER SEMI DETACHED HOUSE offering INCREDIBLY SPACIOUS & ADAPTABLE ACCOMMODATION arranged over two floors, currently arranged as a six bedroomed home plus ONE BEDROOMED ANNEXE ACCOMMODATION also to the main property offering a WEALTH OF FEATURES including CORNICING, FIREPLACES and CEILING ROSES.

There are also benefits including gas central heating, double glazing, TWO BEDROOMS with EN SUITE FACILITIES plus further bathroom & wc and separate wc, with further shower room & wc to annexe. There are gardens to the front with large patio area and OFF ROAD PARKING for multiple vehicles and a SIZEABLE GARDENS to the rear also. Views are enjoyed from the rear over the rooftops of the town, over the East Hill and to the sea.

The property is conveniently located for access to local schools, the nearby shopping facilities at Ore Village and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, restaurants and bars, seafront and promenade.

The only way to appreciate this superbly proportioned and adaptable home is to arrange an immediate viewing via the owners agents. Call now to avoid disappointment.

PART GLAZED FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Coloured glass window to side aspect, staircase rising to upper floor accommodation, radiator, door to cellar rooms providing storage with reduced head height and plumbing for washing machine, exposed floorboards, door to annexe accommodation, door to;

LOUNGE

18'3 x 13'1 max (5.56m x 3.99m max)

Double glazed sliding bi-fold doors to rear aspect (these were fitted after

photos were taken), cornicing, ceiling rose, radiators, exposed floorboards, recessed chimney breast with wood burning stove, return door to hallway.

DINING ROOM

15'8 13'1 max (4.78m 3.99m max)

Double glazed sliding patio doors opening to rear garden (described later), feature fire surround with inset grate, tiles and hearth, cornicing, ceiling rose, radiators, return door to hallway.

KITCHEN

14'8 x 8'2 (4.47m x 2.49m)

Double glazed window to front aspect, part tiled walls, stainless steel inset one ½ bowl sink with stainless steel mixer tap over, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated cooker hood over inset stainless steel five burner gas hob, stainless steel double oven and grill, integrated fridge freezer, breakfast bar, plumbing for dishwasher, tiled floor, inset ceiling spotlighting, radiator, return door to hallway.

FIRST FLOOR LANDING

Radiator, airing cupboard with hot water cylinder.

BEDROOM

18'3 max narrowing to 13'1 x 13'5 max

Double glazed windows to front aspect, cornicing, radiator, exposed floorboards, feature fire surround, return door to landing, doorway to;

EN SUITE SHOWER ROOM

Part tiled walls, tiled shower cubicle, wash hand basin set into vanity unit beneath with mixer tap over, radiator, tiled floor, return doorway to bedroom.

BEDROOM

15'8 max narrowing to 11'10 x 13'5 max

Double glazed window to rear aspect enjoying views over the East Hill and to the sea, radiator, feature fire surround, trap hatch to loft space, return door to landing, doorway to;

EN SUITE SHOWER ROOM

Tiled shower cubicle, pedestal wash hand basin with tiled splashback, radiator, return doorway to bedroom.

SEPARATE WC

Double glazed window to front aspect, wash hand basin with stainless steel mixer tap over, low level wc, tiled floor, return door to landing.

BEDROOM

14'11 max narrowing to 10'5 x 12'7 max

Double glazed windows to front, side and rear aspect, radiator, return door to landing.

BEDROOM

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

Double glazed window to rear aspect enjoying views over the rooftops, East Hill and to the sea, radiator, return door to landing.

BEDROOM

13'4 x 7'5 (4.06m x 2.26m)

Double glazed windows to rear aspect enjoying views over rooftops, over the East Hill and to the sea, radiator, return door to landing.

BEDROOM

11'5 x 8' (3.48m x 2.44m)

Double glazed window to front aspect, exposed floors, radiator, trap hatch to loft space, return door to landing.

BATHROOM

Double glazed window to side aspect, part tiled walls, panelled bath with mixer spray attachment, tiled shower cubicle, pedestal wash hand basin, low level wc, tiled floor, heated towel rail, radiator, return door to landing.

ANNEXE ACCOMMODATION

Into;

RECEPTION ROOM

14'6 x 13'10 (4.42m x 4.22m)

Double glazed window to rear aspect, radiator, double glazed door opening to balcony overlooking the rear garden, door to;

INNER HALLWAY

Door to;

KITCHEN

10'6 x 7'5 (3.20m x 2.26m)

Double glazed window to rear aspect, part tiled walls, stainless steel inset sink, range of base units comprising cupboards set beneath working surfaces, matching wall units over, inset four ring ceramic hob, stainless steel single oven, plumbing for washing machine, inset ceiling spotlighting, wall mounted gas boiler, double glazed door opening to side, return door to inner hallway.

BEDROOM

12'7 x 10'3 (3.84m x 3.12m)

Double glazed windows to front, side and rear aspects, return door to inner hallway, doorway to;

SHOWER ROOM

Double glazed window to front aspect, part tiled walls, tiled shower cubicle, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, radiator, return doorway to bedroom.

SEPARATE WC

Double glazed window to side aspect, part tiled walls, low level wc, wash hand basin, return door to inner hallway.

FRONT GARDEN

Good sized patio area with hedging to front and driveway providing off road parking for multiple vehicles, outside tap, exterior lighting.

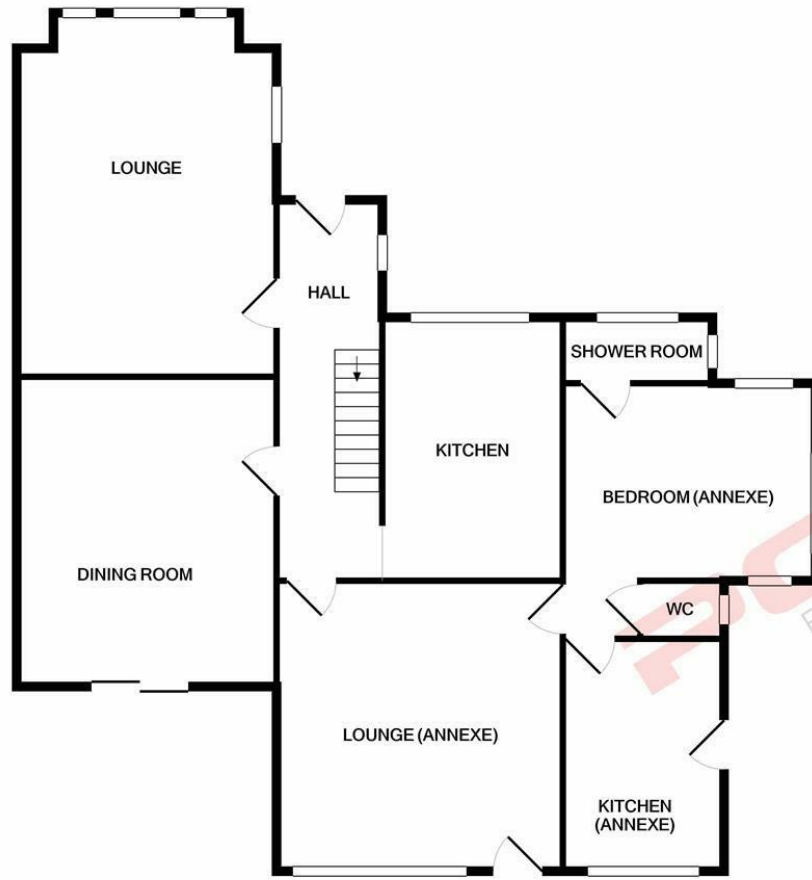
REAR GARDEN

Good sized area of decking leading to gardens laid principally to lawns, further area of decking, trees and shrubs, under house storage areas, exterior lighting and side access, outside tap.

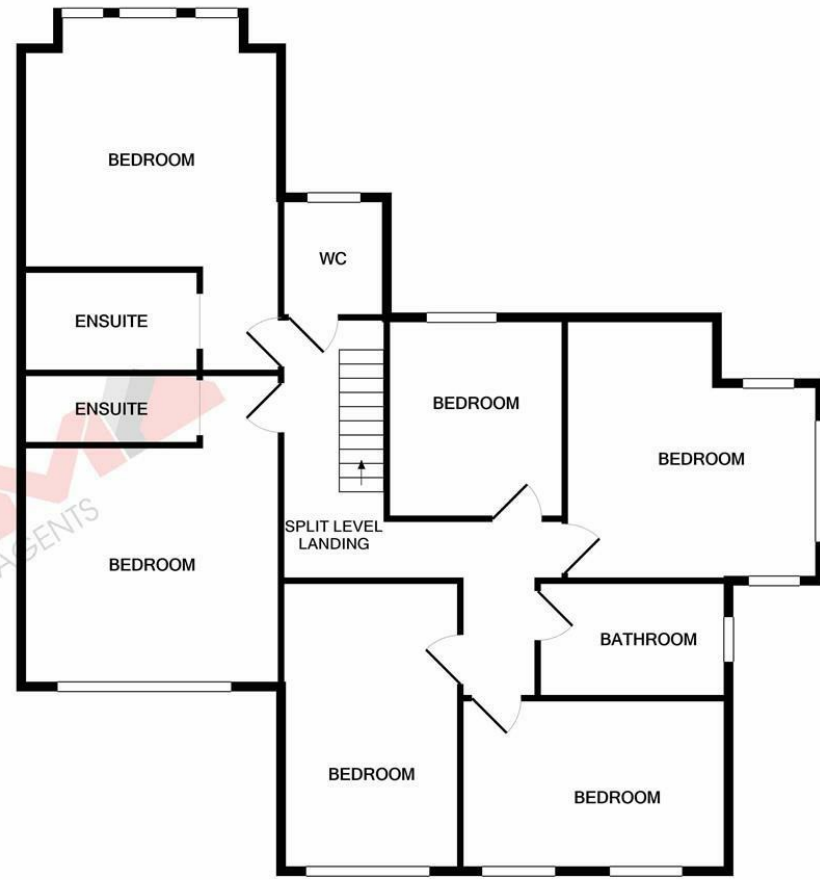








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2022

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	

76

57

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.