



ESTATE AGENTS

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**Price £270,000**

PCM are delighted to present to the market this well-proportioned THREE BEDROOM SEMI-DETACHED HOME, ideally positioned in a quiet and sought-after Hastings location within easy reach of popular schooling establishments and a range of local amenities.

The property offers a welcoming DRIVEWAY and a GENEROUS GARDEN along with modern comforts including gas-fired central heating and double glazing, making it an ideal purchase for families or those seeking a well-located home. Internally, the layout is thoughtfully arranged, featuring a welcoming entrance porch leading to a SPACIOUS LOUNGE, a BRIGHT KITCHEN, and a DINING ROOM, ideal for family living. Upstairs, the landing gives access to THREE COMFORTABLE BEDROOMS and a well-appointed bathroom.

Early viewing is highly recommended to avoid missing out.

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **PORCH**

Wood laminate flooring, partially wood panelled walls, further wooden partially glazed door opening to:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, wood laminate flooring, partially wood panelled walls, doors to:

### **LIVING ROOM**

14'7 x 13'6 (4.45m x 4.11m)

Wood laminate flooring, radiator, open working fireplace, recessed shelving with fitted cabinetry, radiator, double glazed window to front aspect.

### **KITCHEN**

12'6 max x 8'1 (3.81m max x 2.46m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below, inset resin one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and slimline dishwasher, space for tall fridge freezer, under stairs storage cupboard, wood laminate flooring, part tiled walls, two double glazed windows to rear aspect with views onto the garden, door to:

### **DINING ROOM**

12'9 x 10'8 (3.89m x 3.25m)

Wood laminate flooring, radiator, partially wood panelled walls, double glazed French doors with windows to either side facing the rear elevation, with views and access onto the garden.

### **FIRST FLOOR LANDING**

Half landing with double glazed window to side aspect, main landing with loft hatch to loft space, partially wood panelled walls, doors opening to:

### **BEDROOM**

12'6 x 10'9 (3.81m x 3.28m)

Radiator, built in double wardrobe, double glazed window to front aspect.

### **BEDROOM**

12'7 x 9'9 (3.84m x 2.97m)

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

### **BEDROOM**

10' x 9' (3.05m x 2.74m)

Storage cupboard, radiator, double glazed window to front aspect.

### **BATHROOM**

P shaped panelled bath, walk in shower enclosure with shower, concealed cistern low level wc, vanity enclosed wash hand basin, part tiled walls, wood laminate flooring, heated towel rail, two double glazed windows with obscured glass to rear aspect.

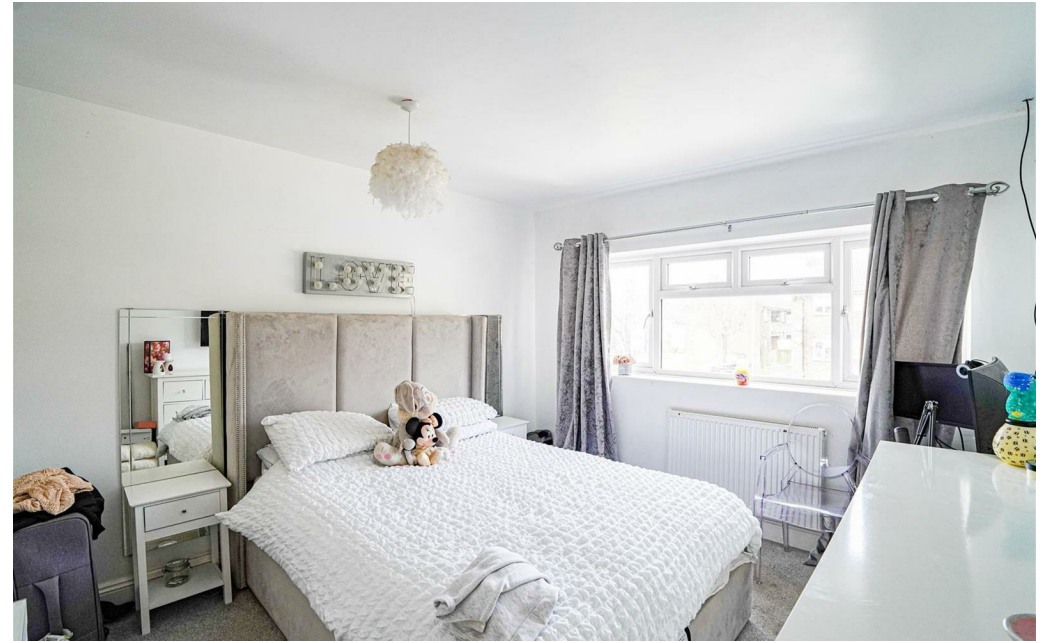
### **OUTSIDE - FRONT**

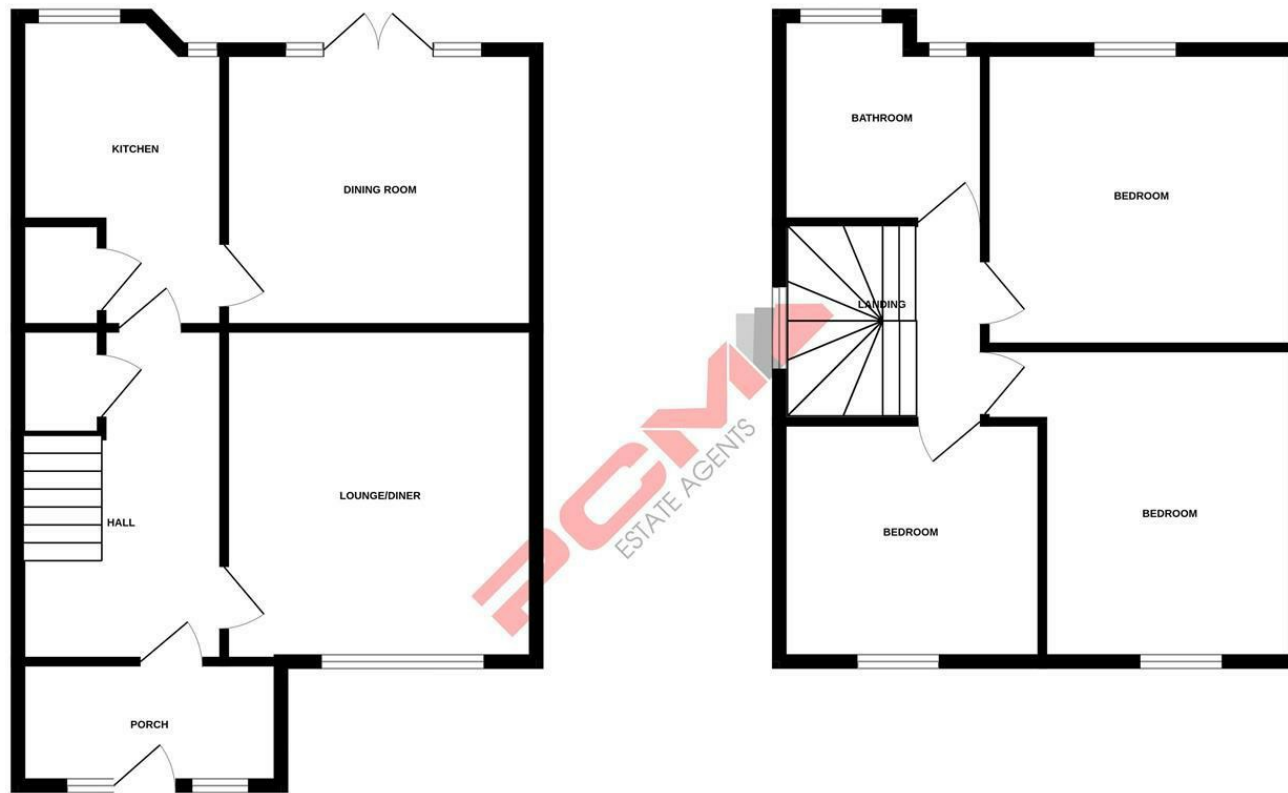
Driveway providing off road parking for multiple vehicles.

### **REAR GARDEN**

Stone patio abutting the property, section of level lawn retained by wall,, fenced boundaries, gated side access to the front of the property.

Council Tax Band: B





TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		