

PCM
ESTATE AGENTS

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Price £325,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this OLDER STYLE, BAY FRONTED, THREE STOREY, THREE BEDROOM PROPERTY, conveniently located on a sought-after road within the outskirts of Hastings town centre, within easy reach of Alexandra Park and amenities within the area.

Accommodation is arranged over three floors comprising THREE GOOD-SIZED DOUBLE BEDROOMS and a SEPARATE WC to the ground floor, first floor landing with MASTER BEDROOM having EN-SUITE and WALK-IN-WARDROBE, along with a family bathroom, whilst to the lower floor there is an OPEN PLAN LOUNGE-KITCHEN-DINING ROOM which is DUAL ASPECT and enjoys access to the garden. The property also benefits from gas fired central heating, double glazing and is in good order throughout.

The GARDEN is a lovely feature enjoying PLEASANT TOWNSCAPE VIEWS. The garden is arranged over various levels with a GARDEN STUDIO offering an ideal spot to work from home or to utilise as an artist studio/ versatile space.

Viewing comes highly recommended, please contact the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Wood laminate flooring, radiator, wall mounted thermostat control for gas fired central heating, stairs to upper and lower floor accommodation, doors to:

BEDROOM
14'1 into bay x 12' (4.29m into bay x 3.66m)
Wood laminate flooring, radiator, double glazed bay window to front aspect.

BEDROOM
12'6 x 9'7 (3.81m x 2.92m)
Wood laminate flooring, radiator, double glazed window to rear aspect having a pleasant townscape view.

WC
Low level wc, pedestal wash hand basin with mixer tap, double glazed pattern glass window to rear aspect.

LOWER FLOOR HALL
Wood laminate flooring, radiator, built in storage, door to:

FRONT LOBBY
Private front door leading to a front courtyard area with steps rising to the street level.

LIVING ROOM-KITCHEN
26'9 x 14'9 narrowing to 12'3 (8.15m x 4.50m narrowing to 3.73m)
Wood laminate flooring, inset down lights, column style radiator, further radiator, dual aspect with double glazed bay window to front aspect and double glazed windows and door to rear aspect having views and access to the garden. This is an impressive open plan reception space leading to the kitchen, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces and tiled splashbacks, electric hob with extractor over, waist level electric oven, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer and space for large dining table.

FIRST FLOOR LANDING
Inset down lights, loft hatch to a large loft space that could offer potential for future development (subject to planning and consents), wood laminate flooring, double glazed opaque glass window to rear aspect, doors to:

MASTER BEDROOM
15' x 11'4 (4.57m x 3.45m)
Column style radiator, inset down lights, wood laminate flooring, door to walk-in wardrobe, two double glazed windows to front aspect, door to:

EN-SUITE
Walk-in shower enclosure with electric shower, low level wc, wall mounted wash hand basin, tiled walls, inset down lights.

WALK-IN-WARDROBE
7'4 x 3'5 (2.24m x 1.04m)
Fitted with hanging rails and having lighting

BATHROOM
9'5 x 8'4 (2.87m x 2.54m)
Panelled bath with mixer tap and shower attachment, glass shower screen, heated towel rail, low level wc, pedestal wash hand basin, down lights, wood laminate flooring, part tiled walls, radiator, cupboard housing the wall mounted boiler and offering ample built in storage, double glazed window to rear aspect.

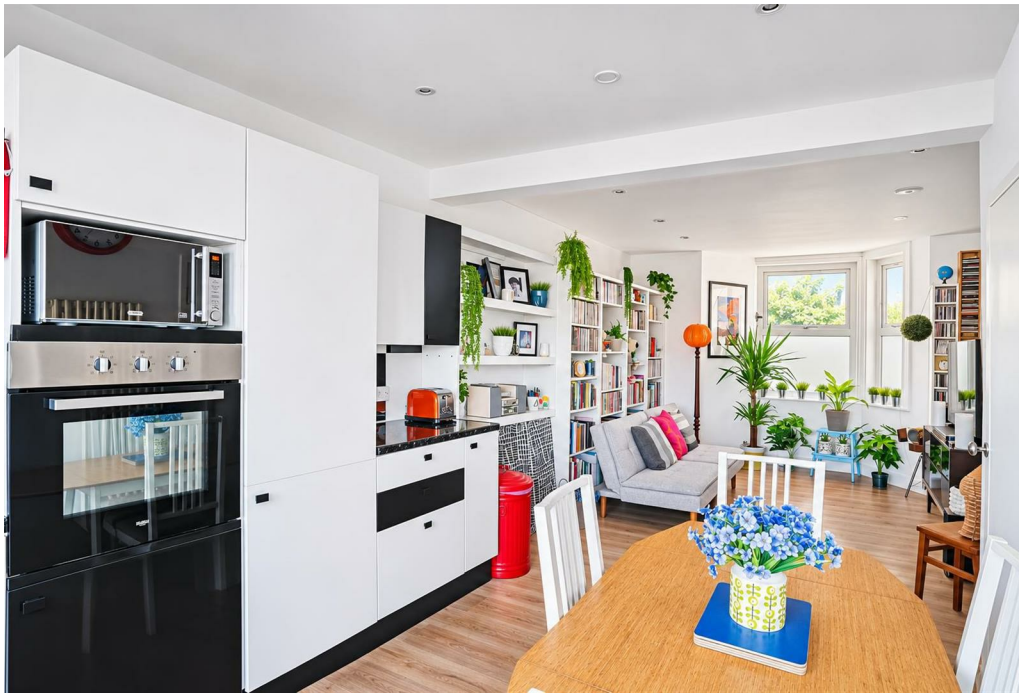
REAR GARDEN
Small patio area having steps descending to the lower section of garden containing a garden studio, area of lawn and two wooden sheds. The garden enjoys a pleasant outlook, enjoying plenty of afternoon and evening sunshine. There are also outside power and points and water tap.

GARDEN STUDIO
11'4 x 7'8 (3.45m x 2.34m)
Power and lighting, French doors and window. Offering a lovely space that can be utilised in a variety of ways.

Council Tax Band: B





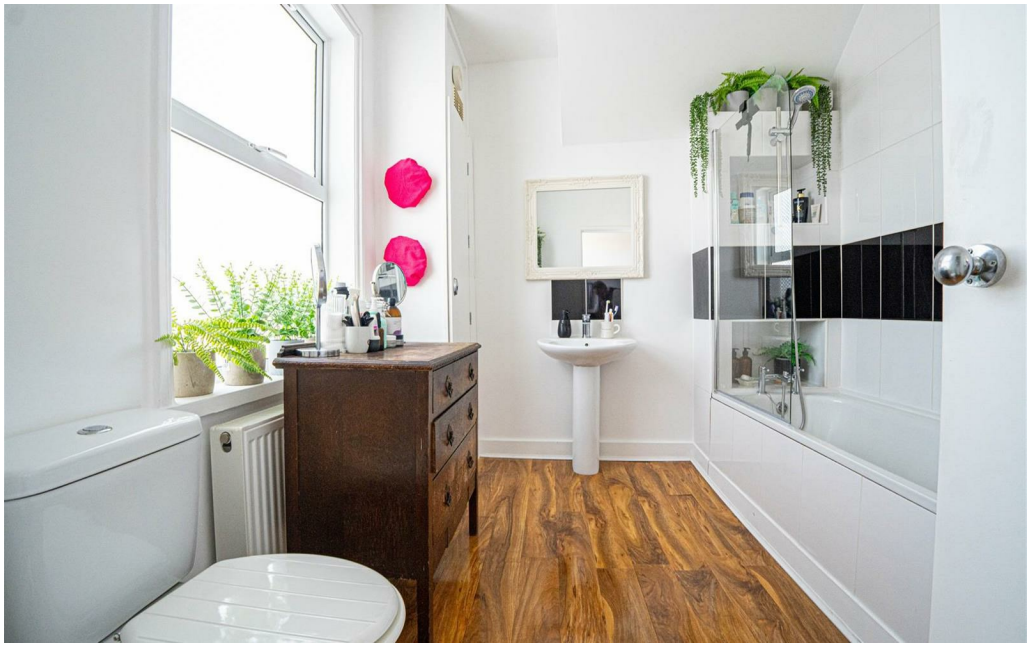












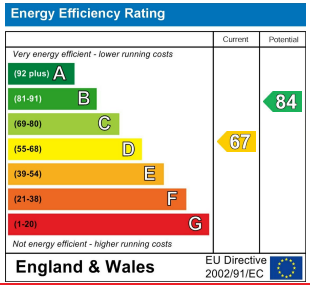


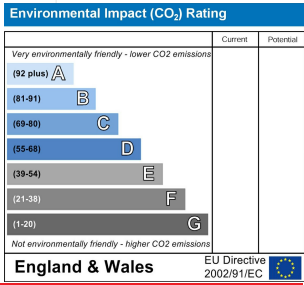












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