



ESTATE AGENTS

25, Little Acres Way, Hastings, TN35 5FJ

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Price £309,950

PCM Estate Agents are delighted to present to the market this THREE BEDROOM, TWO BATHROOM, MODERN TERRACED HOUSE, situated on this sought-after development built by the Park Lane Property Group and having the remainder of a 10 year new build warranty. Modern comforts include gas fired central heating, double glazing and ALLOCATED PARKING.

The property is deceptively spacious and provides well-appointed accommodation throughout. To the ground floor there is an OPEN PLAN MODERN KITCHEN-LOUNGE-DINING ROOM providing an ideal space for contemporary family living, together with a DOWNSTAIRS WC. To the first floor the landing provides access to the MASTER BEDROOM with BUILT IN WARDROBE and EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and a modern family bathroom.

Externally the property benefits from a LOW-MAINTENANCE REAR GARDEN featuring two patio areas, ideal for outdoor dining and entertaining, together with an area of lawn and enjoying a SUNNY ASPECT.

Located within easy reach of popular schools and local amenities, this property is a well-presented MODERN HOME on a DESIRABLE RESIDENTIAL DEVELOPMENT. Viewing is essential to fully appreciate the overall space, accommodation and position on offer, please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Electric consumer unit, radiator, doors opening to:

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin with storage below, chrome heated towel rail, extractor fan.

KITCHEN-DINING-LOUNGE AREA

32'2 x 14'3 (9.80m x 4.34m)

Modern fitted kitchen with a range of eye and base level units, four ring gas hob with extractor above, electric oven, integrated washing machine and dishwasher, space for tall fridge freezer, stainless steel sink with mixer tap, radiator, tiled flooring, stairs rising to the first floor landing, double glazed window to front aspect. Dining-lounge area having wall mounted thermostat, under stairs storage

cupboard, radiator, double glazed sliding patio doors opening onto the rear garden.

FIRST FLOOR LANDING

Light tunnel allowing natural light to flood into the landing, doors to:

BEDROOM

13'1 x 11'1 (3.99m x 3.38m)

Radiator, built in wardrobe with hanging space and shelving above, double glazed window to front aspect, door to:

EN-SUITE

Walk-in shower, low level dual flush wc, wash hand basin, chrome heated towel rail, extractor fan, frosted double glazed window to front aspect.

BEDROOM

12'5 max x 7'4 max (3.78m max x 2.24m max)

Radiator, double glazed window to rear aspect.

BEDROOM

12'5 x 6'6 (3.78m x 1.98m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap, separate shower enclosure, low level wc, wash hand basin, part tiled walls, heated towel rail, light tunnel allowing natural light to enter.

PARKING

Allocated parking space.

REAR GARDEN

Patio area providing the perfect space for dining and entertaining, area of lawn, further patio space with storage shed, gated access to the rear.

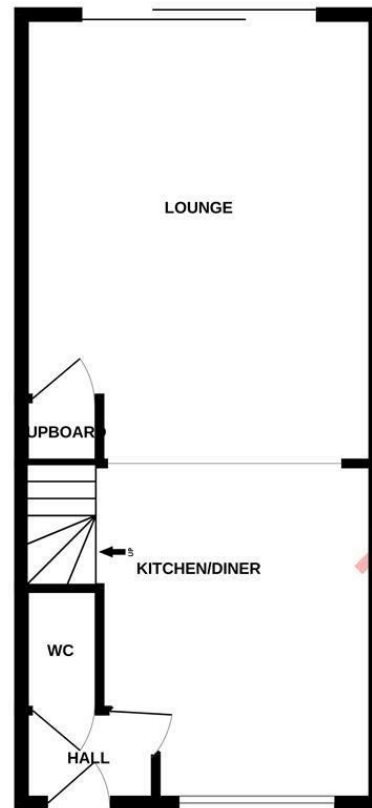
AGENTS NOTE

The vendor advises us that there they pay between £150-£200 per annum to a management company for the development. This is for the upkeep of the Road including electricity, communal garden area, the alleyway at the rear and a little walkway that leads to Frederick Road.

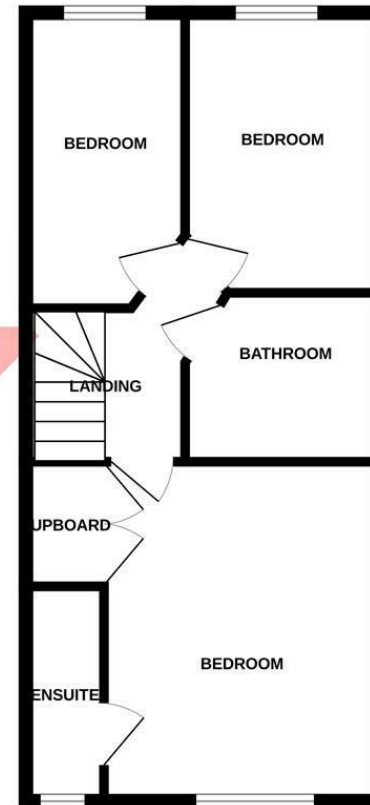
Council Tax Band: C



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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