PCM ESTATE AGENTS

59, Elphinstone Avenue, Hastings, TN34 2DJ

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

Offers In Excess Of £315,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE BEDROOM SEMI-DETACHED HOUSE, conveniently positioned on this sought-after road within the Blacklands area of Hastings.

Accommodation comprises an entrance hall, lounge, MODERN KITCHEN-DINING ROOM, first floor landing, THREE BEDROOMS and a family bathroom. Modern comforts include gas fired central heating and double glazing. Externally the property benefits from a driveway to the front providing OFF ROAD PARKING, whilst to the rear there is a FAMILY FRIENDLY GARDEN with storage shed.

Ideally located close to a number of popular schooling establishments, Alexandra Park and a range of local amenities, making this an ideal family home.

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

PRIVATE FRONT DOOR
Opening into:

SPACIOUS ENTRANCE HALL
Tiled flooring, stairs rising to the first floor landing, two under stairs storage cupboards, wall mounted thermostat, radiator, door to:

LOUNGE
13'1 max x 10'9 max (3.99m max x 3.28m max)
Radiator, feature wood burning stove with tiled hearth, double glazed window to front aspect.

KITCHEN-BREAKFAST ROOM
17'8 max x 12'9 max (5.38m max x 3.89m max)
Modern and comprising a range of eye and base level units, space and plumbing for washing machine, space and plumbing for dishwasher, range cooker with five ring gas hob, space for tall fridge freezer, part tiled walls, radiator, tiled flooring, additional countertop space providing additional seating, double glazed window to rear aspect and double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
Loft hatch, doors to:

BEDROOM
15'6 x 10'1 (4.72m x 3.07m)
Radiator, double glazed window to front aspect.

BEDROOM
11'1 x 10'9 (3.38m x 3.28m)
Radiator, double glazed window to rear aspect.

BEDROOM
9'3 x 6'4 (2.82m x 1.93m)
Radiator, double glazed window to front aspect.

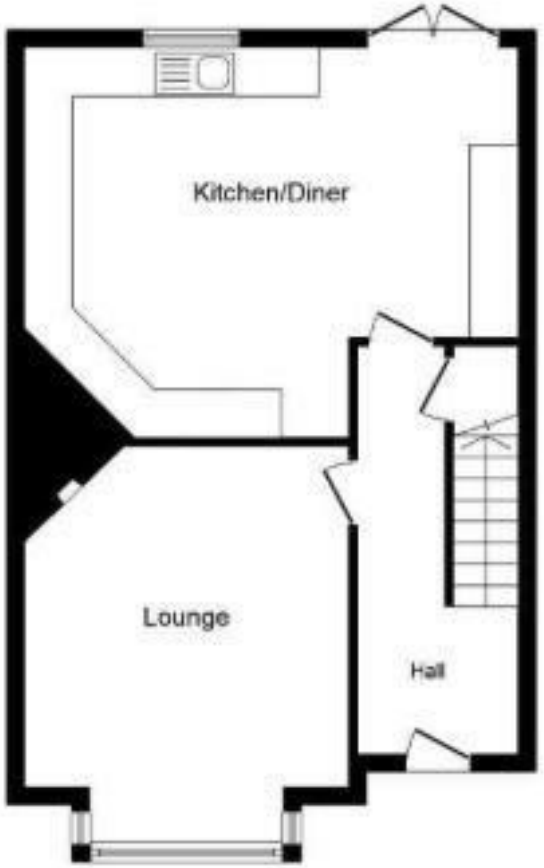
FAMILY BATHROOM
Panelled bath with waterfall style shower head over, wash hand basin with mixer tap, low level dual flush wc, chrome heated towel rail, tiled walls, frosted double glazed window to rear aspect.

OUTSIDE - FRONT
Off road parking.

REAR GARDEN
Steps down to an area of patio leading to an additional seating area, providing ample space for dining and entertaining, area of lawn, raised wooden planted border ideal for growing fruit and vegetables, fenced boundaries, mature trees, storage shed and concrete area.

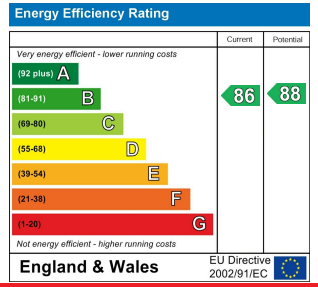
Council Tax Band: C

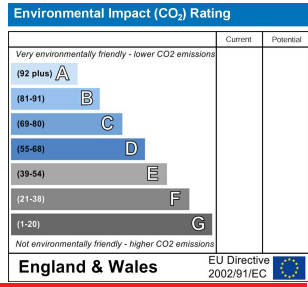
lets
Stay
bad idea right?



Ground Floor

First Floor





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.