



PCMA
ESTATE AGENTS

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Price £299,950

PCM Estate Agents welcome to the market this CHAIN FREE, SEMI-DETACHED TWO/ THREE BEDROOM CHALET STYLE PROPERTY, tucked away in a RARELY AVAILABLE and QUIET CUL-DE-SAC location with OFF ROAD PARKING, GARAGE and a GOOD SIZED GARDEN.

The property is in generally good decorative order, with adaptable accommodation over two floors comprising a welcoming entrance hall, KITCHEN being OPEN PLAN to the LOUNGE-DINING ROOM, TWO GROUND FLOOR BEDROOMS and a ground floor bathroom, whilst upstairs there is a FURTHER BEDROOM. One of the ground floor bedrooms could be utilised as a separate formal living room if required.

Conveniently positioned in a sought-after region of Hastings, with RELATIVELY LEVEL FRONT AND REAR ACCESS, gas fired central heating, double glazing and a long driveway to the side providing OFF ROAD PARKING and leading to a GARAGE.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Radiator, coving to ceiling, dado rail, storage cupboard, wall mounted thermostat control for gas fired central heating, doors to:

KITCHEN

11' x 9' (3.35m x 2.74m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, part tiled walls, wall mounted boiler, four ring gas hob with fitted cooker hood over and waist level oven, inset drainer-sink unit, space for tall fridge freezer, space and plumbing for washing machine and space for slimline dishwasher, dual aspect with double glazed windows to side and rear, having views onto the garden and double glazed door providing access to the garden, opening to the open plan lounge-dining room.

DINING AREA

12'8 x 10'8 (3.86m x 3.25m)

Stairs rising to the first floor accommodation, under stairs storage cupboard, radiator, coving to ceiling, open plan to:

LIVING AREA

9'9 x 9'1 (2.97m x 2.77m)

Radiator, coving to ceiling, dual aspect with double glazed windows to rear and side aspects.

BEDROOM

14'8 into bay x 10'4 (4.47m into bay x 3.15m)

Originally used as a lounge prior to the extension, could be utilised as a lounge/ snug or bedroom. Coving to ceiling, radiator, fireplace, television point, double glazed bay window to front aspect.

BEDROOM

10'5 x 7'4 (3.18m x 2.24m)

Dual aspect with double glazed windows to side and front, radiator, coving to ceiling.

DOWNSTAIRS BATHROOM

P shaped panelled bath with mixer tap and shower over, pedestal wash hand basin, low level wc, tiled walls, wood laminate flooring, radiator, coving to ceiling, two double glazed pattern glass windows to the side aspect.

FIRST FLOOR LANDING

Storage cupboard, door to:

BEDROOM

18'4 x 12'6 narrowing to 6'8 (5.59m x 3.81m narrowing to 2.03m)

Built in mirrored wardrobes with access to water tank, two radiators, access to eaves storage, double glazed sash window to front aspect.

REAR GARDEN

Lawned with greenhouse, wooden shed and fenced boundaries, access down the side elevation to the driveway.

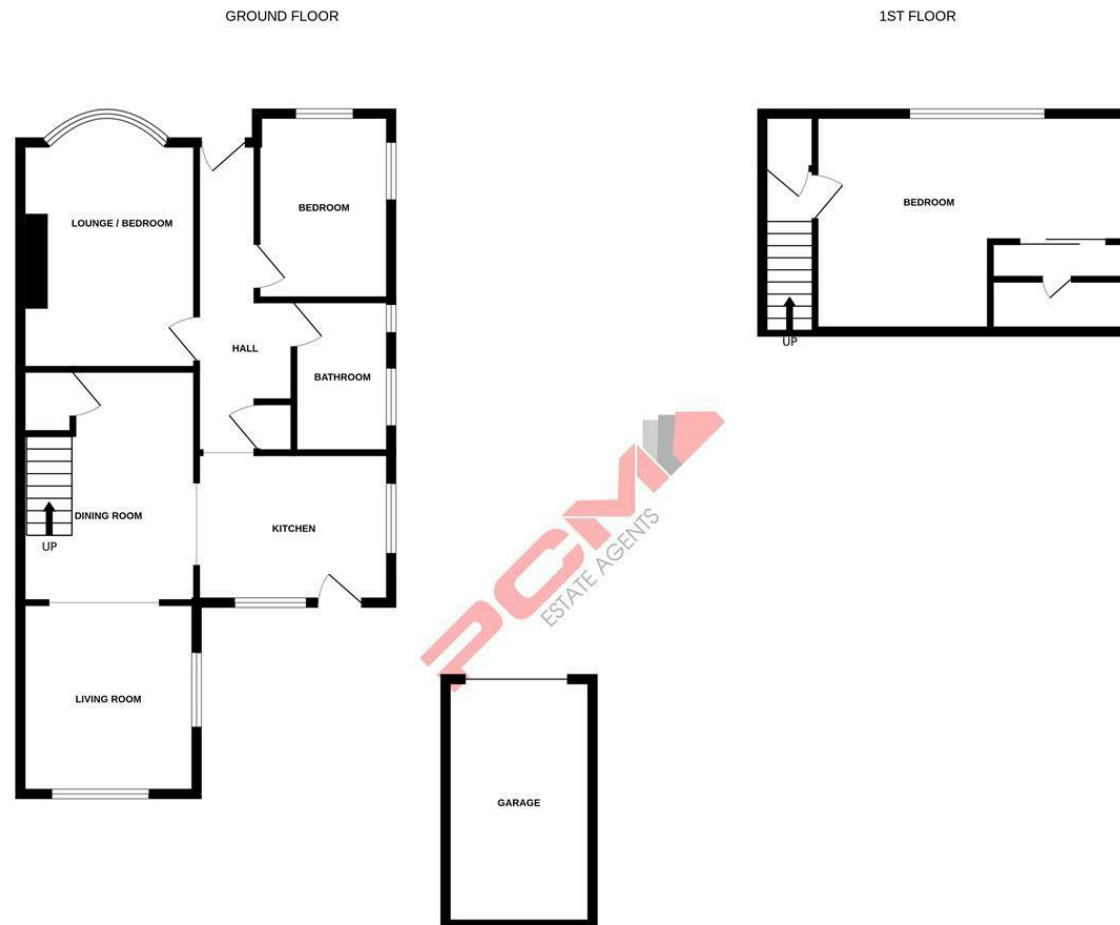
OUTSIDE - FRONT

Lawned garden with path to front door, driveway providing off road parking for multiple vehicles, access to:

GARAGE

Up and over door.





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) 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	