

PCM
ESTATE AGENTS

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Offers In Excess Of £300,000

PCM are delighted to welcome to the market this MODERN and beautifully presented CHAIN FREE FOUR BEDROOM FAMILY HOME, quietly positioned within a sought-after Millwood Designer Homes development on the outskirts of Hastings.

Built to a HIGH SPECIFICATION, the property benefits from TWO ALLOCATED PARKING BAYS, including one covered, and offers well-proportioned, versatile accommodation throughout.

A welcoming entrance hall leads to a downstairs CLOAKROOM, a spacious LOUNGE-DINER and a well-appointed KITCHEN-BREAKFAST ROOM. Upstairs, the landing provides access to FOUR BEDROOMS and a contemporary family bathroom. The REAR GARDEN is a particular feature, enjoying a good degree of privacy with a level lawn and a patio ideal for outdoor dining and relaxation.

Located within easy reach of well-regarded local schools, amenities and the Conquest Hospital, this home presents an excellent opportunity for families seeking quality, convenience and comfort. Viewing is highly recommended.

COMPOSITE DOUBLE GLAZED FRONT DOOR
Leading to:

SPACIOUS ENTRANCE HALL
Stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, two radiators, wall mounted consumer unit for the electrics, doors to:

DOWNSTAIRS WC
Dual flush low level wc, wall mounted wash hand basin with chrome mixer tap, part tiled walls, wood laminate flooring, extractor for ventilation, radiator.

LOUNGE-DINING ROOM
17'7 x 15'8 (5.36m x 4.78m)
Under stairs storage cupboard, television and telephone points, two radiators, double glazed window and French doors to rear aspect having views and access onto the garden.

KITCHEN-BREAKFAST ROOM
13'6 x 10'7 narrowing to 7'2 (4.11m x 3.23m narrowing to 2.18m)
Radiator, ample space for breakfast table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor above and oven below, space and plumbing for washing machine, space for tall fridge freezer, inset down lights, wood effect laminate flooring, double glazed window to front aspect.

FIRST FLOOR LANDING
Loft hatch providing access to loft space, cupboard, doors to:

BEDROOM
12'6 x 10' (3.81m x 3.05m)
Radiator, double glazed window to front aspect.

BEDROOM
10'5 x 8'6 (3.18m x 2.59m)
Radiator, double glazed window to rear aspect.

BEDROOM
9'4 x 7'2 (2.84m x 2.18m)
Radiator, double glazed window to front aspect.

BEDROOM
12'2 narrowing to 10'1 x 6'9 (3.71m narrowing to 3.07m x 2.06m)
Radiator, double glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment, glass shower screen, wash hand basin with mixer tap, dual flush low level wc, shaver point, part tiled walls, wood laminate flooring, heated towel rail, down lights, extractor for ventilation.

REAR GARDEN
Enclosed and laid to lawn with a stone patio, lawned area, fenced boundaries, gated rear access.

OUTSIDE - FRONT
Two allocated parking spaces.

Council Tax Band: D



















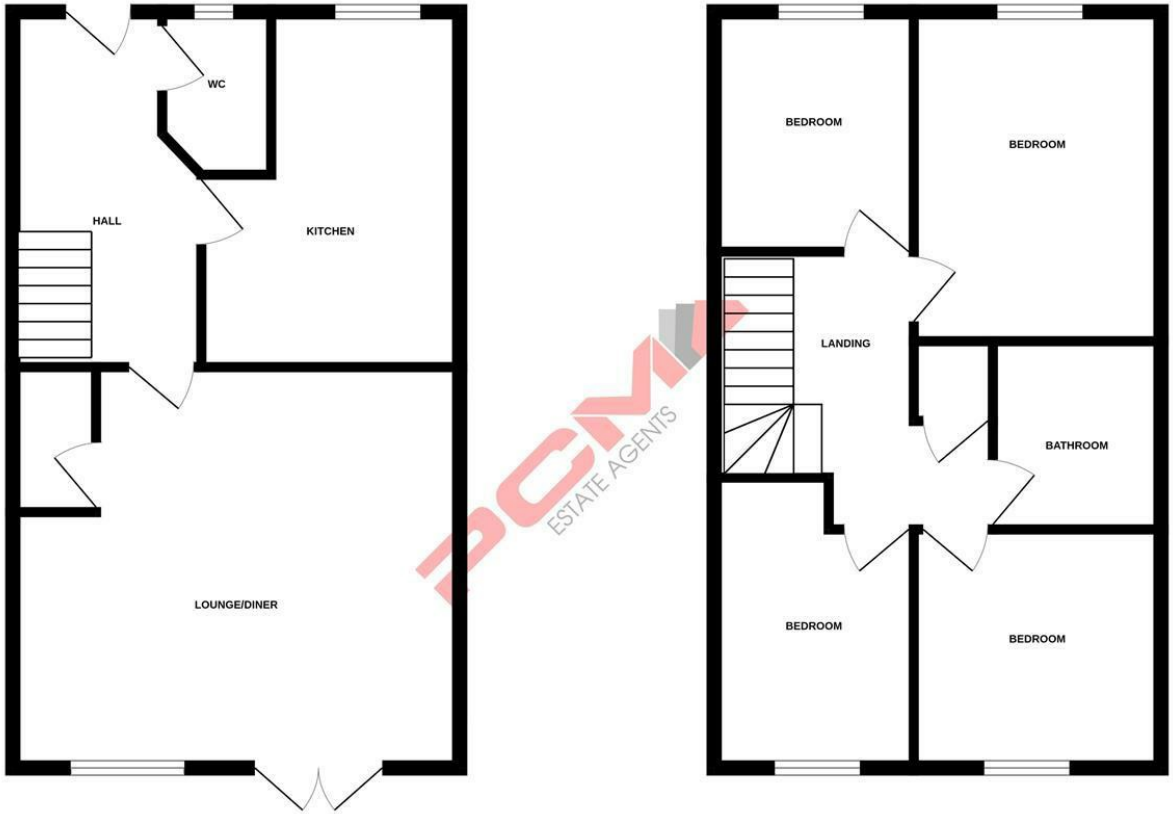






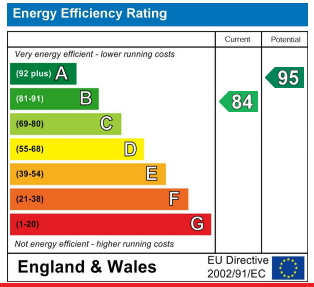
GROUND FLOOR

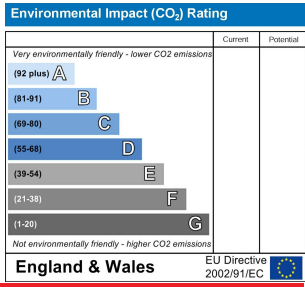
1ST FLOOR



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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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