PCM ESTATE AGENTS

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Price £280,000

PCM Estate Agents are delighted to present this THREE BEDROOM END OF TERRACED HOUSE with OFF ROAD PARKING, GARAGE and a PRIVATE REAR GARDEN. Offered to the market CHAIN FREE.

The property boasts a STUNNING OPEN PLAN GROUND FLOOR featuring a spacious LOUNGE-KITCHEN-DINING AREA complete with INTEGRATED APPLIANCES, perfect for modern day living and entertaining. Upstairs, the first floor offers THREE WELL-PROPORTIONED BEDROOMS and a contemporary family bathroom. Externally the home benefits from gardens to the front, OFF ROAD PARKING and a GARAGE, whilst to the rear there is a LARGE PATIO AREA perfect for outdoor dining and entertaining, with further steps down to an area of lawn. Additional benefits include gas central heating and double glazing throughout.

The property also has potential to be extended above the garage to create a fourth bedroom, subject to necessary planning and consents.

Situated in this highly sought-after residential location, the property is conveniently situated within easy reach of bus routes providing access to Hastings town centre. This well-maintained home must be viewed internally to the be fully appreciated.

Viewing is highly recommended.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE PORCH
Further double glazed door opening to:

ENTRANCE HALL
Large storage cupboard with space and plumbing for washing machine and space above via shelf with tumble dryer, additional hanging space for coasts and shoes, electric meter and consumer unit. Opening into:

LOUNGE-DINER-KITCHEN
21'6 x 19'6 max narrowing to 14'1 (6.55m x 5.94m max narrowing to 4.29m)
Comprising a range of eye and base level units, four ring gas hob with extractor above, integrated under counter fridge, electric double oven and grill, island unit with one & ½ bowl stainless steel sink with mixer tap, additional base unit cupboard space, seating space to make a small breakfast bar, cupboard housing the wall mounted gas boiler with shelving below, part tiled walls, double glazed window to rear aspect, frosted double glazed door to rear aspect opening onto the garden. The lounge section has a radiator, television point, fireplace, double glazed window to front aspect and double glazed sliding doors to rear aspect.

FIRST FLOOR LANDING
Loft hatch, wall mounted thermostat, airing cupboard housing the hot water tank with shelving above, doors to:

BEDROOM
11'9 max x 10'4 (3.58m max x 3.15m)
Built in double wardrobes with hanging space and shelving beneath, radiator, double glazed window to front aspect.

BEDROOM
13'6 max narrowing to 9 x 8'9 (4.11m max narrowing to 2.74m x 2.67m)
Built in wardrobes with hanging space above and shelving below, radiator, double glazed window to rear aspect.

BEDROOM
10'2 x 6'4 (3.10m x 1.93m)
Built in storage alcove providing additional wardrobe space with hanging space and shelving below, recessed storage above the staircase, radiator, double glazed window to front aspect.

BATHROOM
Comprising a panelled bath with mixer tap and shower attachment above, wash hand basin with mixer tap, low level dual flush wc, chrome heated style towel rail, tiled walls, extractor fan, frosted double glazed window to rear aspect.

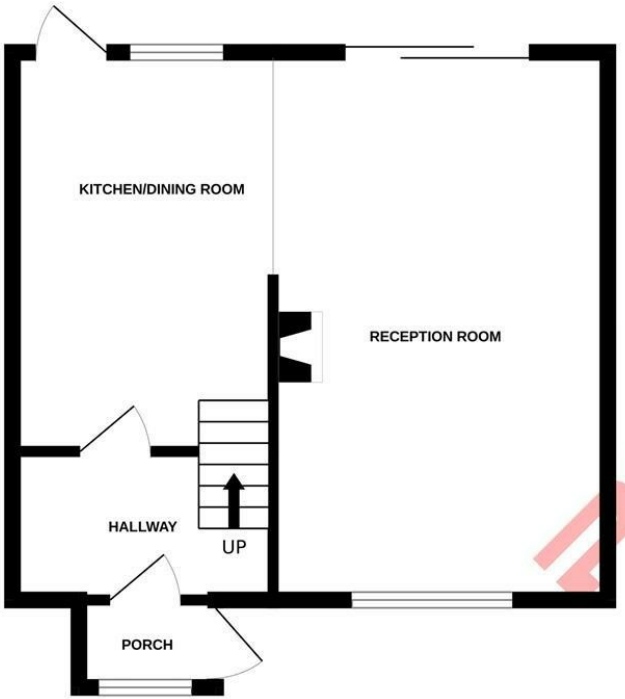
OUTSIDE - FRONT
Area of lawn, footpath providing access to the front door, dropped kerb providing off road parking leading to:

GARAGE
21'2 x 12'1 (6.45m x 3.68m)
Up and over door, power and lighting, separate consumer unit, double glazed window to rear aspect, personal door to the rear garden.

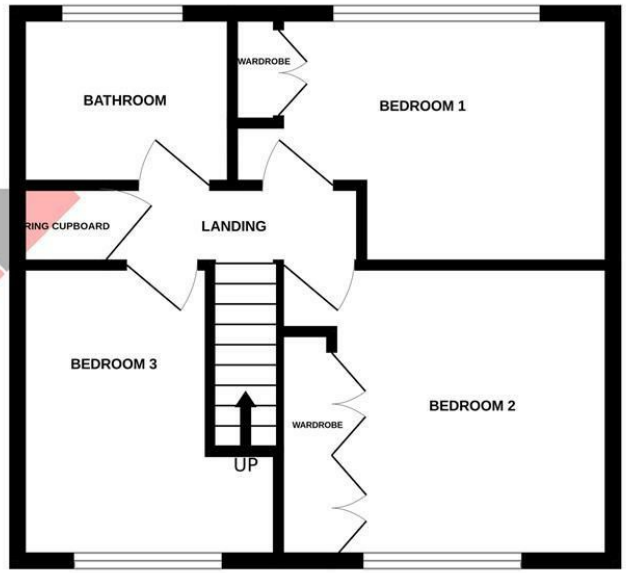
REAR GARDEN
Benefitting from a large patio area, perfect for outdoor seating and entertaining, further steps down to an area of lawn, personal door providing access to the garage.

Council Tax Band: B

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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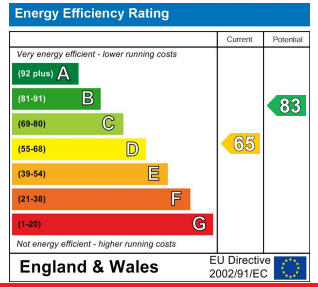

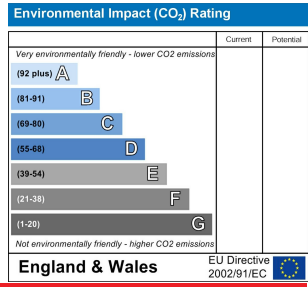

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.