PCM ESTATE AGENTS

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Price £350,000

PCM Estate Agents are delighted to present an exciting opportunity to acquire this BEAUTIFULLY PRESENTED MODERN SEMI-DETACHED THREE BEDROOM FAMILY HOME, set in the highly sought-after Blacklands area of Hastings. A spacious driveway accommodates AMPLE PARKING for three to four vehicles, complemented by a GARAGE.

Inside, a warm entrance hall leads to a COSY LIVING ROOM, complete with a WOOD BURNING STOVE and views over the front garden. To the rear, an OPEN PLAN KITCHEN-DINING AREA, with a sleek modern kitchen and INTEGRATED APPLIANCES, flowing effortlessly onto a LARGE LEVEL GARDEN, a haven for family life. Upstairs, THREE GENEROUS BEDROOMS and a well-appointed family bathroom provide peaceful retreats. With gas central heating, double glazing, and a COSY WOOD BURNER in the lounge.

Outside, the property is set back from the road with a lovely level front garden. The REAR GARDEN again level, has a STONE PATIO and an EXPANSIVE AREA OF LAWN ideal of families with children. The garden also has established planted areas and enjoys a southerly aspect with plenty of light through the day.

Located just moments from top-rated schools and the serene Alexandra Park, this home offers a rare combination of contemporary design and family comfort. This is a truly exceptional family home in one of Hastings' most desirable locations. Contact us today to arrange your viewing.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Radiator, offering a practical space to take off coats and shoes, cupboard concealed gas meter and consumer unit for the electrics, wooden door opening to:

LIVING ROOM
17'5 max x 12'6 max (5.31m max x 3.81m max)
Stairs rising to upper floor accommodation, small under stairs recessed area, radiator, television point, wood burning stove, double glazed window to front aspect with views onto the front garden, oak partially glazed doors to:

OPEN PLAN KITCHEN-DINING ROOM
17'5 x 13' (5.31m x 3.96m)
Modern and fitted with a matching range of eye and base level cupboards and drawers with soft close hinges and solid wood worksurfaces over, inset resin sink with mixer tap, space for appliances including washing machine and dishwasher, freestanding range style Belling cooker with plate warmer, cooker hood, breakfast bar seating area and space for American style fridge freezer. Offering a lovely aspect onto the garden with double glazed window and French doors to rear aspect framing views and providing access onto the lovely established rear garden, ample space for a large dining table, tiled flooring, down lights, storage cupboard housing cupboard concealed boiler.

FIRST FLOOR LANDING
Loft hatch, storage cupboard with shelving and hanging rail, access to:

BEDROOM
12'8 x 9'4 (3.86m x 2.84m)
Radiator, built in wardrobe with sliding door, radiator, double glazed window to front aspect having views over the front garden and including views of the Church.

BEDROOM
11'2 x 11'5 (3.40m x 3.48m)
Built in wardrobe, radiator, double glazed window to rear aspect with lovely views down the garden.

BEDROOM
9'5 x 7'6 (2.87m x 2.29m)
Cupboard over the stairs, radiator, double glazed window to front aspect.

BATHROOM
Tiled walls, tiled flooring, wash hand basin, low level wc, panelled bath with mixer tap and shower over bath, heated towel rail, two double glazed windows with obscured glass for privacy to rear aspect.

OUTSIDE - FRONT
Expansive driveway providing off road parking for ample vehicles in tandem, area of lawn, hedged front boundary, block paved path to front door, access to:

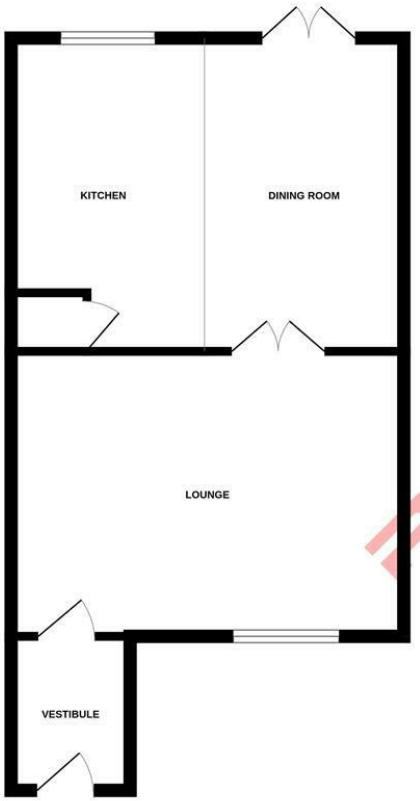
GARAGE
Up and over door, power and light, personal door to the rear garden.

REAR GARDEN
The garden is family friendly and expansive with a block paved patio providing ample space for patio furniture to sit out and eat al-fresco, enjoying a lovely aspect being south-westerly. There is an area of lawn with established planted borders and small trees, gated access down the side to the driveway, personal door to garage, fenced boundaries, metal shed, two wood stores and outside water tap.

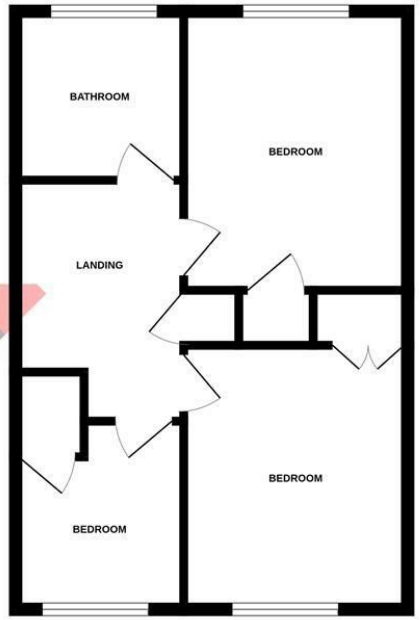
Council Tax Band: C

PANTRY

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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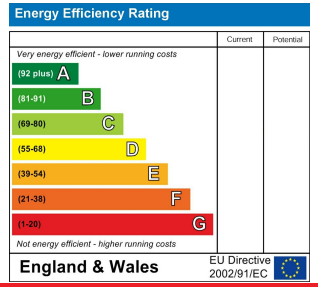

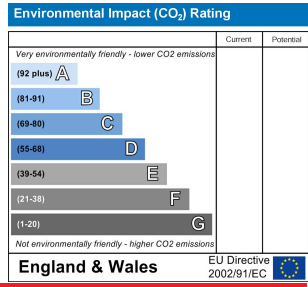

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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