







PCM
ESTATE AGENTS

23, The Woodlands, Hastings, TN34 2SF

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Price £425,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this FOUR BEDROOM DETACHED FAMILY HOME, benefitting from OFF ROAD PARKING, GARAGE and a LOVELY LANDSCAPED GARDEN with two sandstone patio's and areas of lawn, ideal for families.

Tucked away in a quiet cul-de-sac location within this favourable region of Hastings, close to the picturesque St Helen's Woods, popular schooling establishments and nearby local amenities.

The property offers modern comforts including gas fired central heating, double glazing and well-appointed accommodation comprising an entrance porch leading to the entrance hall, a practical CLOAKROOM/ WC, OPEN PLAN LOUNGE-DINING ROOM connecting seamlessly to the LOVELY KITCHEN with access to the garden. Upstairs there are FOUR BEDROOMS and a modern family bathroom.

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

COMPOSITE DOUBLE GLAZED FRONT DOOR
Opening to@

PORCH
Double glazed window to side aspect, further wooden partially glazed door opening to:

ENTRANCE HALL
Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, double glazed window with obscured glass to side aspect, doorway to kitchen and door to:

DOWNSTAIRS WC
Dual flush low level wc, wall hung wash hand basin with mixer tap, part tiled walls, tiled flooring, radiator, down lights, double glazed window with obscured glass to side aspect.

LOUNGE-DINER
25'9 x 11'5 max narrowing to 9'4 (7.85m x 3.48m max narrowing to 2.84m)
Dual aspect room with double glazed window to front and double glazed French doors to the rear garden, wood flooring, two radiators, television point, doorway leading to:

KITCHEN
10'5 x 10'5 (3.18m x 3.18m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with fitted cooker hood over, waist level double oven and grill, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, integrated dishwasher, part tiled walls, coving to ceiling, down lights, return doorway to entrance hall, double glazed window to rear aspect with lovely views onto the garden.

FIRST FLOOR LANDING
Loft hatch, doors to:

BEDROOM
12'4 x 10'9 (3.76m x 3.28m)
Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM
10'8 x 10'5 (3.25m x 3.18m)
Wood flooring, radiator, coving to ceiling, partially wood panelled walls, double glazed window to rear aspect having views onto the garden.

BEDROOM
9'5 x 9'3 (2.87m x 2.82m)
Wood laminate flooring, radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM
10'7 max x 9'2 max (3.23m max x 2.79m max)
Airing cupboard housing immersion heater, coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

FAMILY BATHROOM
Panelled bath with mixer tap and shower over, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, down lights, heated towel rail, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT
Block paved driveway providing off road parking, area of lawn.

REAR GARDEN
Sandstone patio abutting the property, good-sized section of level lawn, fenced boundaries, established planted borders, further sandstone patio at the bottom of the garden. The garden enjoys plenty of sunlight throughout the day and is family friendly.

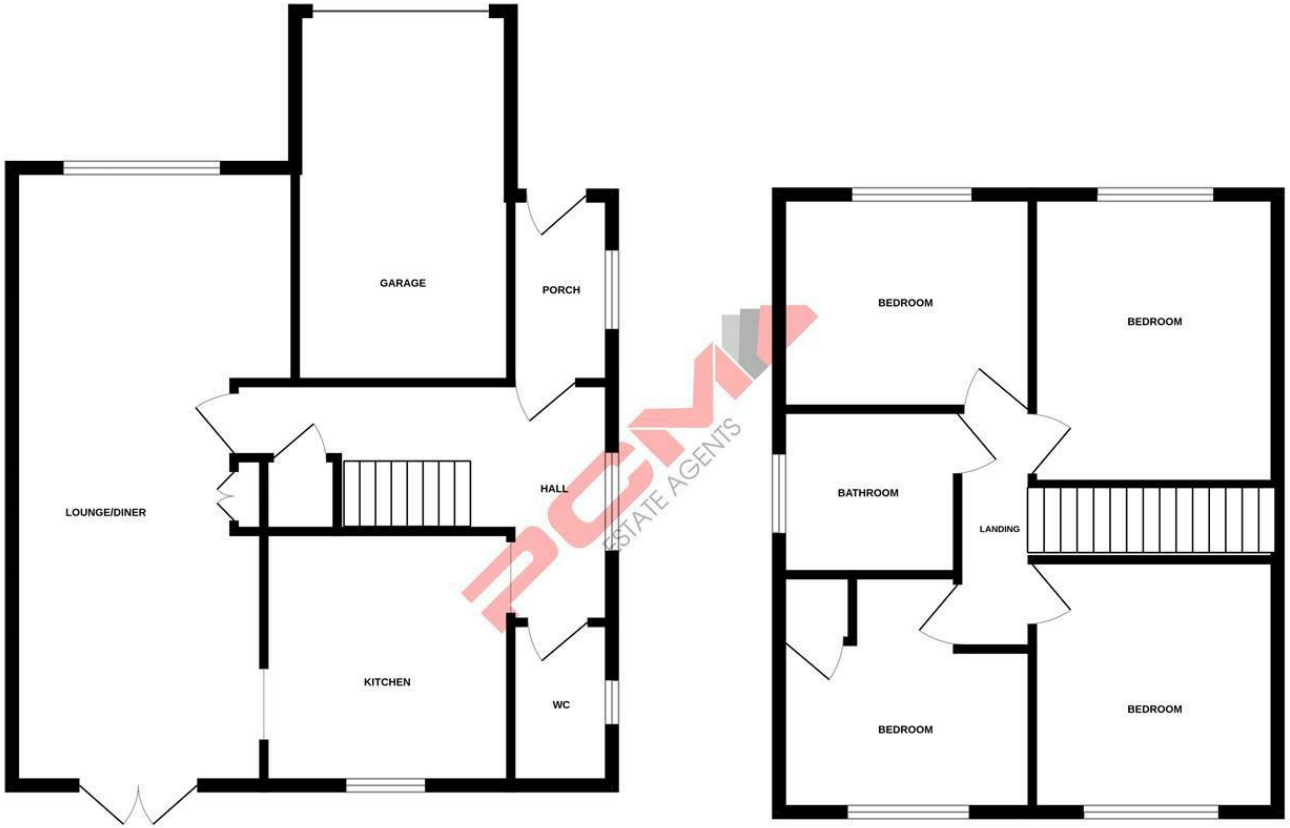
Council Tax Band: D





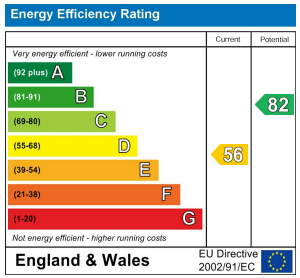


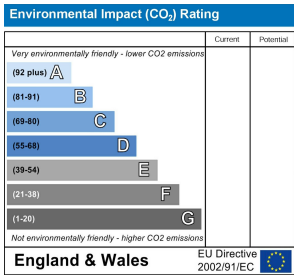




TOTAL FLOOR AREA : 1243 sq.ft. (115.4 sq.m.) approx.

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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