



ESTATE AGENTS

**4, Higham Gardens, Hastings, TN35 4HR**

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**Price £300,000**

GUIDE PRICE £300,000 to £325,000

PCM Estate Agents are delighted to present to the market this FANTASTIC OPPORTUNITY to acquire this THREE BEDROOM MID-TERRACED FAMILY HOME with SUPERB FRONT AND REAR GARDENS, offered to the market CHAIN FREE and IN NEED OF SOME MODERNISATION.

The accommodation is well-proportioned and arranged over two floors. To the ground floor and entrance hall leads through to a DUAL ASPECT LOUNGR-DINER providing a bright and spacious living area, ideal for family life and entertaining, SEPARATE KITCHEN, a useful UTILITY ROOM and a convenient DOWNSTAIRS WC. Upstairs, the property offers THREE BEDROOMS, two of which are generous double rooms, together with a SHOWER ROOM.

Externally the property benefits from a well-maintained and an ATTRACTIVE FRONT GARDEN with a variety of flower beds. The REAR GARDEN is a particular feature of this property, being mainly level and LAID TO LAWN. The garden boasts a selection of apple, plum and pear trees, along with a patio area that is perfect for outdoor dining and relaxation.

The property is situated in a sought-after village of Guestling, offering local schooling and easy access to the beautiful surrounding countryside and the nearby town of Hastings, providing a comprehensive range of shopping, sporting and recreational facilities.

Please call the owners agents now to book your viewing on this CHAIN FREE HOME and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALL**

Ample space for coats and shoe storage, additional under stairs storage cupboard, radiator, door opening to:

#### **LOUNGE-DINING ROOM**

20'9 x 10' (6.32m x 3.05m)

Wall mounted thermostat, feature gas fire with tiled hearth and tiled fire surround, radiator, double glazed windows to front aspect and double glazed patio doors opening up onto the later described rear garden. Door opening to:

#### **KITCHEN-BREAKFAST ROOM**

14'3 x 7'3 (4.34m x 2.21m)

In need of modernisation but fitted with a range of eye and base level units, space and plumbing for washing machine, stainless steel sink with mixer tap, four ring electric hob with extractor above and electric oven below, radiator, part tiled walls, double glazed window to rear aspect providing a pleasant outlook onto the garden, and a door providing access to the rear garden. Further door opening to:

#### **UTILITY/PANTRY**

9'6 x 8'6 max narrowing to 5'6 (2.90m x 2.59m max narrowing to 1.68m)

Space for tall fridge freezer, space for additional freezer, eye and base level units, countertop space, electric meter, electric consumer unit and frosted double glazed door opening to the front garden.

#### **DOWNSTAIRS WC**

Low level dual flush wc, wash hand basin, radiator, frosted double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Storage cupboard housing the recently installed combi boiler with shelving, additional storage cupboard, doors to:

#### **BEDROOM**

15' x 10'2 (4.57m x 3.10m)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

10'1 x 11'6 (3.07m x 3.51m)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

8'2 x 7'5 (2.49m x 2.26m)

Loft hatch, radiator, double glazed window to rear aspect.

#### **SHOWER ROOM**

Walk in shower with waterfall style shower head, wash hand basin with mixer tap, low level dual flush wc, chrome heated towel rail, extractor fan, part tiled walls, double glazed window to rear aspect.

#### **OUTSIDE - FRONT**

Mainly laid to lawn with path leading to the front of the property, area of garden with a range of mature trees and shrubs, providing a welcoming feel on entry to the property.

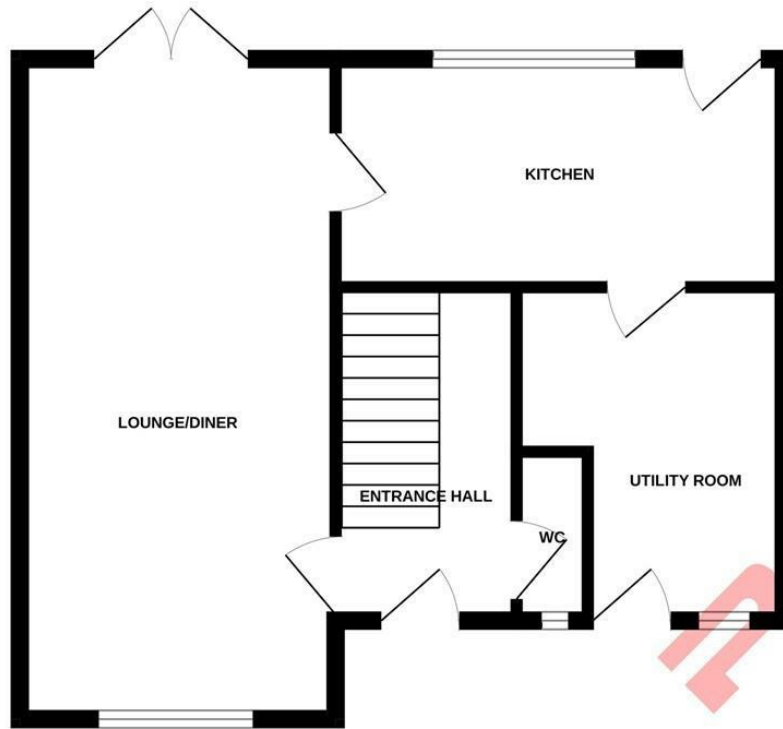
#### **REAR GARDEN**

A particular feature of this property is the rear garden, being mainly laid to lawn with a variety of trees and shrubs, established planting areas, a variety of fruit trees including apple, plum and pear trees, a good sized area of patio being ideal for outdoor dining and entertaining, hedged boundaries.

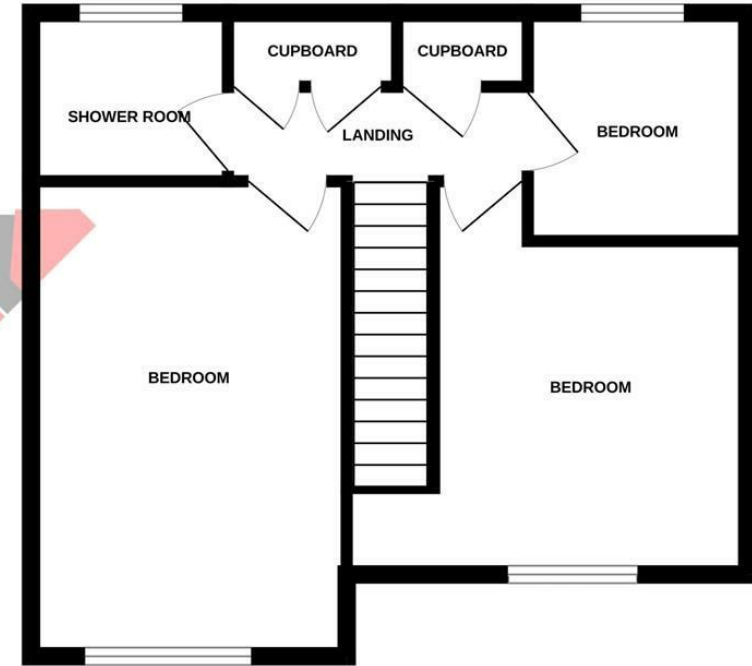
Council Tax Band: C



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>75</b>
	<b>81</b>
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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.