



ESTATE AGENTS

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Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this VERY WELL-PRESENTED, THREE BEDROOM, SEMI-DETACHED, FAMILY HOME, conveniently positioned on this sought-after road within the popular Blacklands area of Hastings.

The well-presented accommodation comprises an entrance hall, spacious lounge, MODERN KITCHEN-DINING ROOM, first floor landing, THREE BEDROOMS and a MODERN FAMILY BATHROOM. The property benefits from modern comforts including gas fired central heating and double glazing.

Externally, the property benefits from a DRIVEWAY to the front providing OFF-ROAD PARKING. To the rear is a GOOD-SIZED FAMILY-FRIENDLY GARDEN, comprising a patio area leading onto a further section of decking, which in turn leads to a level area of lawn with a pond, providing an attractive outdoor space for both entertaining and family enjoyment.

Ideally located for access to a number of popular schooling establishments, ALEXANDRA PARK and a range of local amenities, this property would make an excellent family home.

Viewing comes highly recommended. Please contact the owners' agents, PCM Estate Agents, today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Radiator, stairs rising to the first floor landing, fitted coat and shoe storage with additional seat box, door opening to:

LOUNGE

10'7 x 12'7 max (3.23m x 3.84m max)

Radiator, electric feature fireplace with surround, double glazed bay window to front aspect.

KITCHEN-DINING ROOM

16'6 x 12'7 (5.03m x 3.84m)

Modern and comprising a range of eye and base level units, four ring electric

hob with extractor above, space and plumbing for washing machine, integrated fridge freezer, eye level electric oven, additional breakfast bar seating area, cupboard housing the wall mounted gas boiler, built in pantry cupboard, additional storage cupboard, radiator, space for dining table and chairs, double glazed window to rear aspect, patio doors providing access to the rear garden.

FIRST FLOOR LANDING

Loft hatch, frosted double glazed window to side aspect, doors to:

BEDROOM

14'9 max x 9'6 (4.50m max x 2.90m)

Radiator, double glazed bay window to front aspect.

BEDROOM

10'8 x 10'7 (3.25m x 3.23m)

Radiator, double glazed window to rear aspect.

BEDROOM

9'1 x 6'2 (2.77m x 1.88m)

Radiator, double glazed window to front aspect.

BATHROOM

Bath with mixer tap and waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage beneath, vanity mirror, radiator, part tiled walls, tiled flooring, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

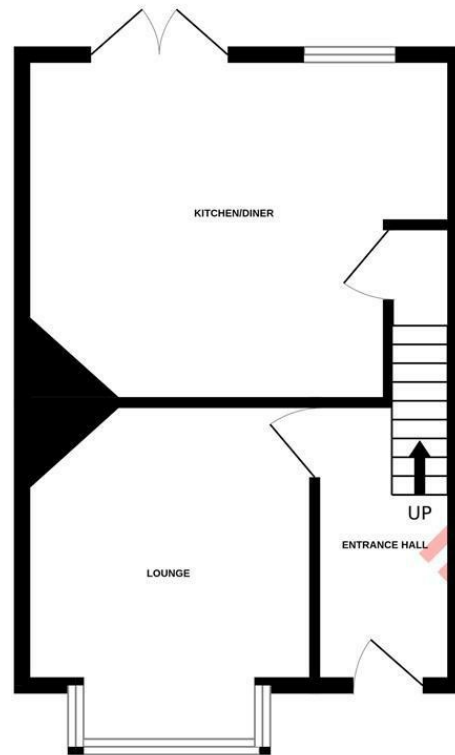
Off road parking.

REAR GARDEN

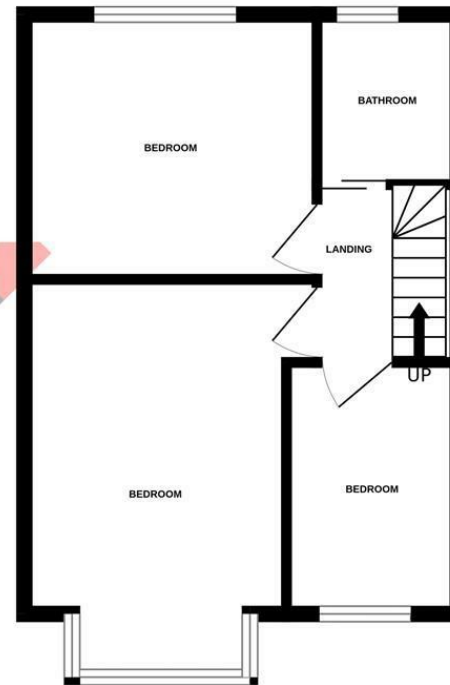
Large area of patio providing a lovely space for outdoor dining and entertaining, area of decking and a relatively level area of lawn, which is in need of some cultivation. The garden also has the benefit of trees and shrubs, pond and side access to the front of the property.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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