







PCM
ESTATE AGENTS

31, Freshwater Avenue, Hastings, TN34 2HS

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £260,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE spacious THREE BEDROOM SEMI-DETACHED HOUSE with GARAGE, located in the sought-after Blacklands region of Hastings, close to popular schooling establishments and within easy reach of Alexandra Park.

Inside, the property is well-maintained and comprises an entrance porch with 23ft LOUNGE-DINER, kitchen, first floor landing, THREE BEDROOMS and a bathroom. There are well-maintained GARDENS TO THE FRONT AND REAR and a GARAGE located in a block nearby.

Viewing is recommended to appreciate the charm of this THREE BEDROOM SEMI-DETACHED HOME, please call the owners agents to arrange your appointment and avoid disappointment.

UPVC DOUBLE GLAZED DOOR
Leading to:

PORCH
5'6 x 3'5 (1.68m x 1.04m)
Wooden door with frosted glass leading to:

HALLWAY
Radiator, coat hooks, door leading to:

LOUNGE-DINER
23'4 x 13'1 (7.11m x 3.99m)
Under stairs storage, two radiators, fireplace, coving to ceiling, double glazed window to front and rear aspects, double glazed door providing access to the garden, opening to:

KITCHEN
8'1 x 8'7 (2.46m x 2.62m)
Fitted with a range of eye and base level cupboards, inset sink, space for fridge freezer, space for cooker, plumbing and space for washing machine, wall mounted boiler, tiled surround, double glazed window to the rear aspect overlooking the garden.

FIRST FLOOR LANDING
Cupboard, loft access, leading to:

BEDROOM
11'3 max x 10'2 max (3.43m max x 3.10m max)
Large double glazed window to rear aspect overlooking the garden, built in wardrobe, radiator, beaded ceiling surround and cornicing.

BEDROOM
10'3 max x 9'11 max (3.12m max x 3.02m max)
Storage cupboard, radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM
7'11 x 6'1 (2.41m x 1.85m)
Double glazed window to front aspect offering a nice green outlook, storage cupboard, radiator.

BATHROOM
5'11 x 5'5 (1.80m x 1.65m)
Bath with mixer tap and shower attachment, wc, wash hand basin, half tiled surround, radiator, vinyl flooring, double glazed frosted window to rear aspect.

OUTSIDE - FRONT
Front garden with shrubs and bushes either side of the pathway leading to front door.

REAR GARDEN
Patio area, steps up to an area laid with lawn and having flowerbed surround, mature trees.

Council Tax Band: C

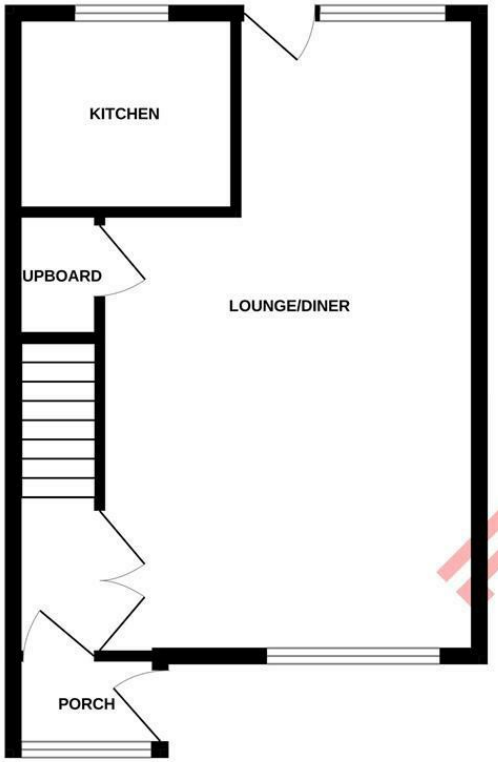




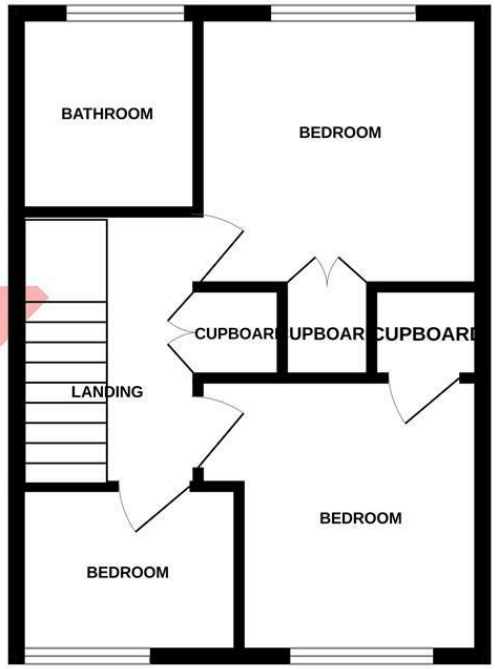




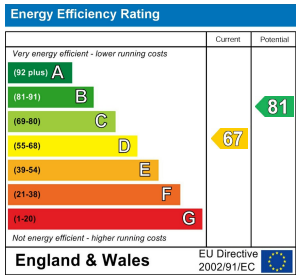
GROUND FLOOR

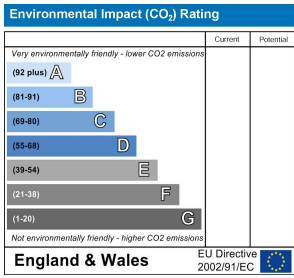


1ST FLOOR



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.
Made with Metropix ©2025





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.