



ESTATE AGENTS

**29, Fairstone Close, Hastings, TN35 5EZ**

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**Offers In Excess Of £290,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN THREE BEDROOMED SEMI DETACHED FAMILY HOME with some of best FAR REACHING VIEWS extending over Hastings and out to sea.

The property offers well-appointed and well-proportioned FAMILY ACCOMMODATION arranged over two floors comprising an entrance porch, hallway, DOUBLE ASPECT LOUNGE-DINING ROOM, modern kitchen, upstairs landing, THREE BEDROOMS and a MODERN BATHROOM. The property has a block paved drive providing OFF ROAD PARKING for two vehicles side by side as well as a GARAGE in a block located behind the property and a relatively LOW-MAINTANENCE GARDEN.

Tucked away in this quiet cul-de-sac on the outskirts of Hastings within easy reach of Hastings Country Park and amenities within Ore Village and popular schooling establishments. This FAMILY HOME must be viewed to fully appreciate the overall space and position on offer.

Please call the owners agents now to book your viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to;

#### **ENTRANCE PORCH**

Part brick construction, double glazed windows to both side and front elevations, further partially glazed front door leading to;

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, exposed wooden floorboards, radiator, storage cupboard, wall mounted thermostat control for gas fired central heating, door to;

#### **DOUBLE ASPECT LOUNGE-DINING ROOM**

25'3 max x 11'4 narrowing to 9'2 (7.70m max x 3.45m narrowing to 2.79m)  
Double aspect with double glazed windows to front and rear aspects, exposed wooden floorboards, television point, double radiator, single raditaor.

#### **KITCHEN**

17'7 x 8' (5.36m x 2.44m)  
Radiator, wall mounted boiler, double glazed window to rear aspect with views over the garden, double glazed door opening to side providing access to garden,

part tiled walls, tile effect vinyl flooring, fitted with a range of eye and base level cupboards and drawers with work surfaces over, space for gas cooker, inset one ½ bowl drainer/sink unit with mixer tap, plumbing for washing machine, space for tall fridge freezer, space and plumbing for washing machine.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to side aspect, airing cupboard, door to;

#### **BEDROOM ONE**

12'7 x 9'9 (3.84m x 2.97m)  
Radiator, double glazed window to front aspect with outstanding far reaching views extending over Hastings and out to sea, including views of Beachy Head.

#### **BEDROOM TWO**

12'1 x 10'7 (3.68m x 3.23m)  
Radiator, double glazed window to rear aspect with views over the garden.

#### **BEDROOM THREE**

8'1 max x 7'4 max (2.46m max x 2.24m max)  
Built in cupboard, exposed painted wooden floorboards, radiator, double glazed window to front aspect with outstanding far reaching views over rooftops, out to sea and to Beachy Head.

#### **BATHROOM**

Panelled bath with mixer tap, shower over bath and glass shower screen, pedestal wash hand basin with mixer tap and tiled splashback, concealed cistern dual flush low level wc, chrome ladder style heated towel rail, exposed painted floorboards, shaver point, extractor for ventilation, double glazed window to rear aspect with views over the garden.

#### **FRONT GARDEN**

Block paved drive providing off road parking for two vehicles side by side, the property occupies a slightly elevated position with steps up to the front door, section of lawn.

#### **REAR GARDEN**

Decked patio, concrete patio abutting the property, steps up to a small section of lawn, fenced boundaries, providing ample outside space.

#### **GARAGE**

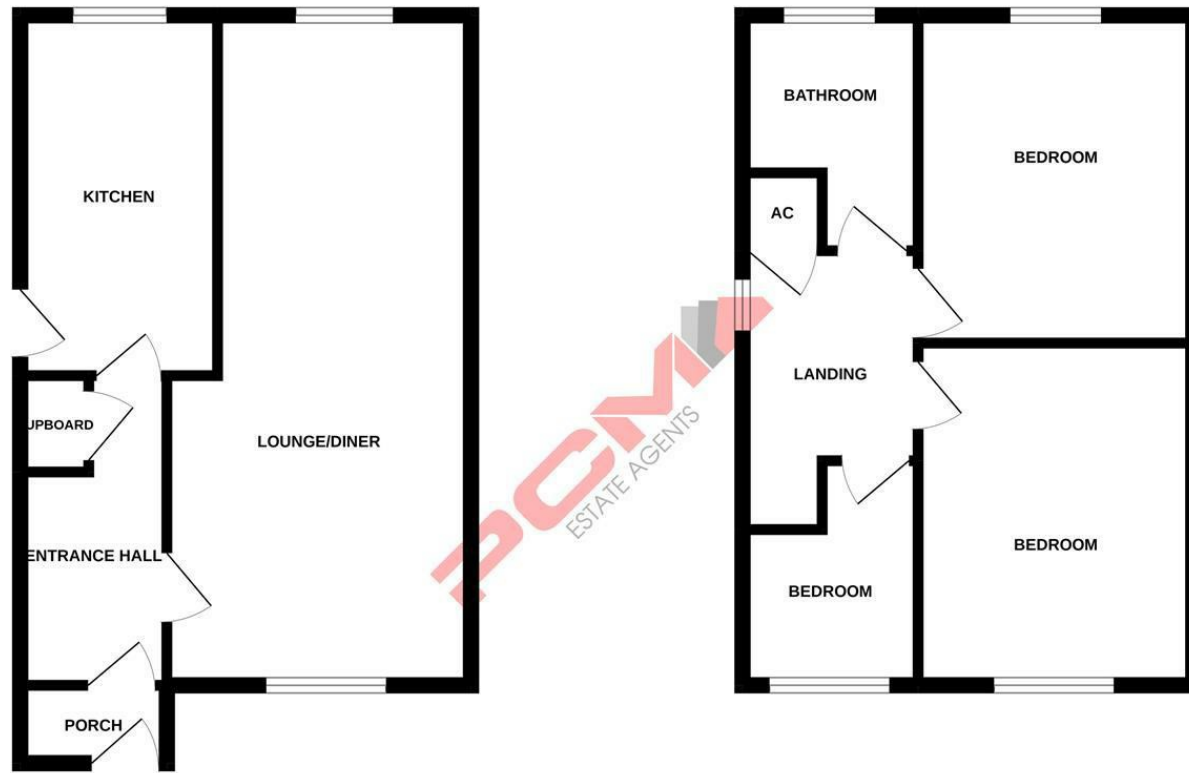
Located in a block behind the property, up and over door.

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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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			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	