

PCM
ESTATE AGENTS

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Price £345,000

PCM Estate Agents welcome to the market this exciting opportunity to acquire this ATTRACTIVE DETACHED CHALET STYLE THREE BEDROOM PROPERTY, conveniently positioned on this sought-after road within Hastings, having FAR REACHING VIEWS over Hastings, including VIEWS OF THE SEA and Beachy Head. Occupying a private position set back from the road in a slightly elevated spot, with FRONT AND REAR GARDENS, as well as a DRIVEWAY extending to the side to a LARGE GARAGE.

There are modern comforts including gas fired central heating, double glazing and accommodation comprising an entrance hall, lounge, separate DINING ROOM, KITCHEN-BREAKFAST ROOM, UTILITY ROOM, TWO GROUND FLOOR BEDROOMS, a ground floor bathroom and a SEPARATE WC. Upstairs there is a further BEDROOM which benefits from its own EN-SUITE SHOWER ROOM. Whilst the property does REQUIRE SOME MODERNISATION it allows for the new owner to put their own personality into.

Located close to bus routes and nearby amenities, viewing comes highly recommended, please contact the owners agents now to book your appointment.

WOODEN PARTIALLY GLAZED FRONT DOOR
Opening to:

ENRANCE HALL
Parquet flooring laid in a herringbone pattern, L shaped with partially wood panelled walls, wall mounted thermostat control for gas fired central heating, doors to:

LOUNGE
18'4 x 12' (5.59m x 3.66m)
Wood flooring laid in a herringbone pattern, York stone fireplace with wooden mantle, stone hearth and inset electric fire, television point, radiator, double glazed windows to side and rear aspects.

DINING ROOM
15'3 into bay x 12'7 (4.65m into bay x 3.84m)
Dual aspect with double glazed window to side, double glazed bay window to front with some lovely views extending over Hastings, including views of the sea and toward Beachy Head, radiator, stairs rising to upper floor accommodation, wood laminate flooring.

KITCHEN-BREAKFAST ROOM
17'5 narrowing to 17'1 x 13' narrowing to 9' (5.31m narrowing to 5.21m x 3.96m narrowing to 2.74m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with cooker hood over, inset ceramic one & ½ bowl drainer-sink with mixer tap, waist level combination oven and grill, integrated dishwasher, tiled flooring, part tiled walls, part wood panelled walls, wall mounted boiler, coving to ceiling, radiator, ample space for breakfast table, storage cupboard, dual aspect with double glazed window to side and rear elevations, wooden stable style door to rear aspect opening to:

UTILITY
9'4 x 8'1 (2.84m x 2.46m)
Space and plumbing for washing machine, space for tall fridge freezer, further range of base level cupboards, worksurface, radiator, double glazed windows to side and rear elevations, double glazed door opening to the garden.

BEDROOM
12'4 x 10'3 (3.76m x 3.12m)
Dual aspect with double glazed windows to side and front aspects, radiator.

BEDROOM
13'11 x 7'9 (4.24m x 2.36m)
Radiator, fitted wardrobe with overhead storage space, double glazed window to side aspect.

BATHROOM
Panelled bath with shower over and glass shower screen, pedestal wash hand basin, heated towel rail, part tiled walls, tiled flooring, double glazed window with obscured glass to side aspect.

SEPARATE WC
Low level wc, tiled walls, double glazed window to side aspect.

FIRST FLOOR LANDING
Leading to:

BEDROOM
16' narrowing to 11' x 12'8 max (4.88m narrowing to 3.35m x 3.86m max)
Access to eaves storage, built in cupboard, window to front aspect, lovely views off the front, over Hastings and to the sea and Beachy Head, door to:

EN-SUITE
Walk in shower unit with electric shower, low level wc, wash hand basin, radiator, Velux window to rear aspect.

OUTSIDE - FRONT
The property occupies an elevated position set back from the road with private steps up to the front door. The front garden is landscaped and laid to lawn with established planted borders, driveway leading to:

LARGE GARAGE
15'10 x 15'8 (4.83m x 4.78m)
Up and over door, door to side aspect, double glazed window to side aspect, power and lighting.

REAR GARDEN
Laid to lawn with two stone patios providing ample outdoor space to eat al-fresco and entertain, established planted borders, fenced boundaries.

Council Tax Band: D





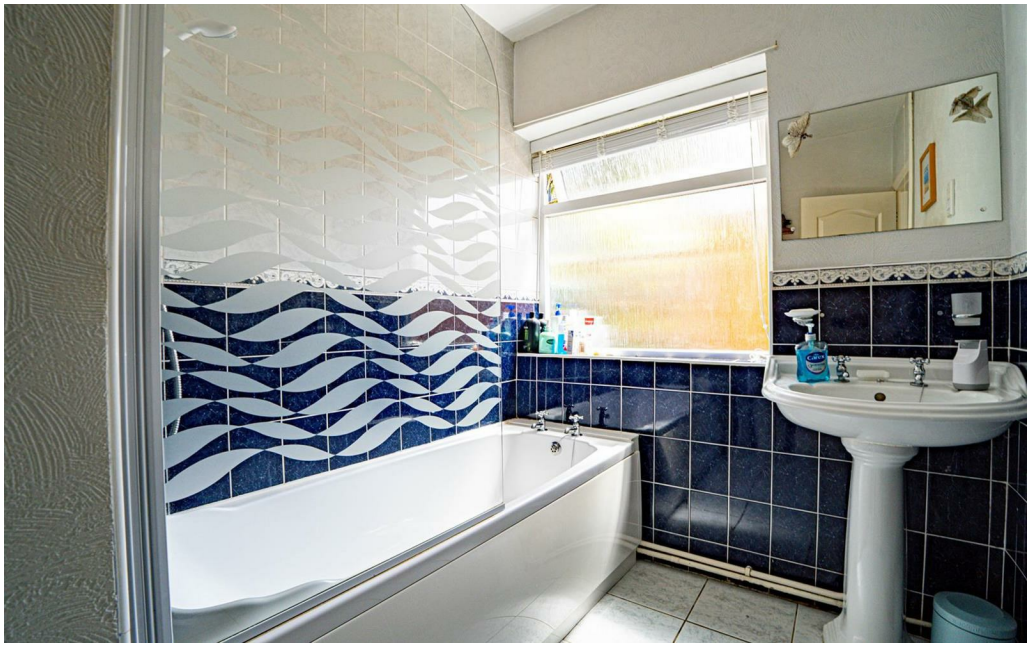









FRAGILE





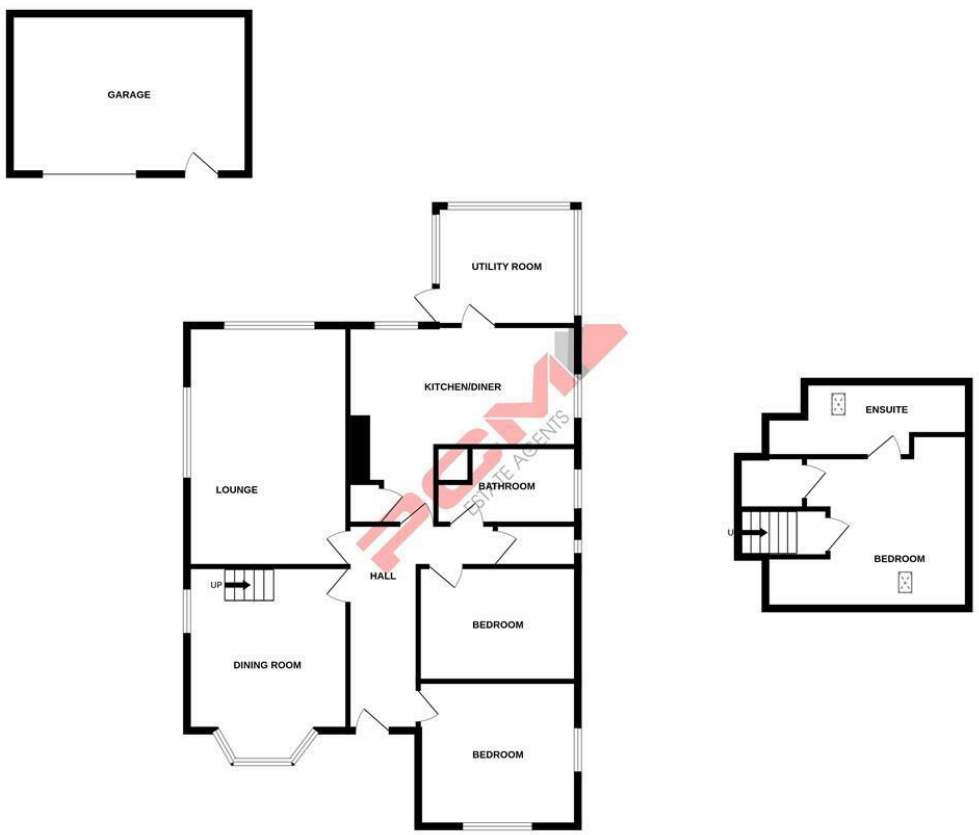




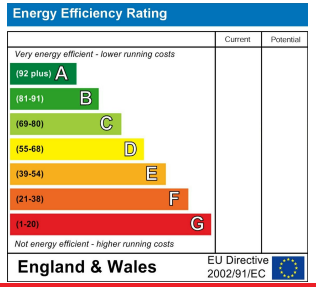


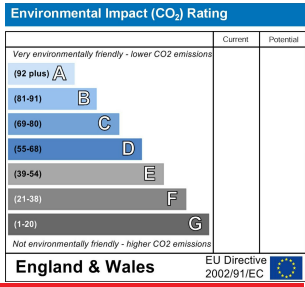
GROUND FLOOR

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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