



ESTATE AGENTS

**185, Ashburnham Road, Hastings, TN35 5LL**

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**Price £475,000**



An exciting opportunity has arisen to acquire this EXTREMELY SPACIOUS FOUR/ FIVE BEDROOMED, THREE/ FOUR RECEPTION ROOM, TWO BATHROOM, SEMI DETACHED PERIOD HOME. Located in the highly sought-after Clive Vale region of Hastings, within easy reach of Hastings historic Old Town with its range of shops, bars, restaurants, cobbled high street and seafront, in addition to a number of local schooling facilities. The property is considered an IDEAL FAMILY HOME.

Boasting extremely spacious and versatile accommodation throughout containing a plethora of ORIGINAL FEATURES including PERIOD CEILING CORNICING, ORNATE ORIGINAL PLASTERWORK, EXPOSED WOODEN FLOORBOARDS and FIREPLACES. Accommodation comprises a grand entrance hallway, LOUNGE with FEATURE LOG BURNER, separate DINING ROOM, kitchen, UTILITY ROOM, additional SITTING ROOM plus FIFTH BEDROOM/ STUDY and a WC. To the first floor there are FOUR DOUBLE BEDROOMS, a bathroom and a separate SHOWER ROOM.

Externally the property offers a PRIVATE AND FAMILY FRIENDLY REAR GARDEN which enjoys a SOUTH-WESTERLY ASPECT, whilst to the front there is a GENEROUS DRIVEWAY providing OFF ROAD PARKING for multiple vehicles.

If you are looking for a PERIOD HOME within a sought-after region of Hastings, look no further than this STUNNING EXAMPLE and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **CANOPIED ENTRANCE**

With door leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to the first floor accommodation, ample under stairs storage, exposed wooden floorboards, radiator.

#### **LOUNGE**

14'9 max x 14'7 max (4.50m max x 4.45m max)

Spacious light and airy room with feature fire surround and log burner, double glazed bay window to front aspect, exposed wooden floorboards, picture rail, ceiling cornicing, ceiling rose, radiator, door to:

#### **DINING ROOM**

15'6 max x 7'4 max (4.72m max x 2.24m max)

Built in storage cupboard, separate book case built into recess, two double glazed windows to front aspect, double glazed window to side aspect, exposed wooden floorboards, radiator, door to:

#### **KITCHEN**

12' x 11'9 (3.66m x 3.58m)

Comprising a range of eye and base level units, worksurfaces, range cooker with extractor above, space for American style fridge freezer, space and plumbing for dishwasher, inset one & ½ bowl inset sink with mixer, tap, exposed wooden floorboards, radiator, rear lobby area with door leading out to the garden.

#### **UTILITY ROOM**

Space and plumbing for washing machine, space for tumble dryer, additional worksurfaces, radiator, double glazed obscured window to side aspect, door leading to:

#### **WC**

Dual flush wc, wash hand basin with tiled splashback and storage below, radiator, double glazed obscured window to rear aspect.

#### **STUDY/ BEDROOM**

10'4 x 7'5 maxQ (3.15m x 2.26m max)

Large built in bookcase, two windows to side aspect, radiator, picture rail.

#### **SITTING ROOM**

13'7 x 12'1 max (4.14m x 3.68m max)

Log burner with feature fire surround, double glazed French doors and windows to rear aspect leading out and enjoying a pleasant outlook over the garden, exposed wooden floorboards, picture rail, ceiling cornicing, radiator.

#### **FIRST FLOOR LANDING**

Spacious with ample built in storage cupboards, skylight/ Velux window, radiator, loft hatch.

#### **BEDROOM**

14'11 max x 12'9 max (4.55m max x 3.89m max)

Feature fire surround, double glazed bay window to front aspect, exposed wooden floorboards, radiator.

#### **BEDROOM**

12'4 max x 9'1 (3.76m max x 2.77m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

15'2 x 8'9 max (4.62m x 2.67m max )

Dual aspect room with double glazed windows to front and rear aspects.

#### **BEDROOM**

13'8 max x 11'1 (4.17m max x 3.38m)

Double glazed window to rear aspect enjoying a pleasant outlook over the garden, radiator.

#### **BATHROOM**

10'3 x 5'11 (3.12m x 1.80m)

Panelled bath with shower attachment, separate walk in double shower with rainfall style shower attachment and shower screen, wc, wash hand basin set into vanity unit with tiled splashback, part tiled walls, chrome ladder style radiator, extractor fan, double glazed obscured window to side aspect, loft hatch.

#### **SHOWER ROOM**

8'3 x 5'7 (2.51m x 1.70m)

Walk in double shower with rainfall style shower attachment and shower screen, dual flush wc, wash hand basin set into vanity unit, part tiled walls, chrome ladder style radiator, extractor fan, double glazed obscured window to front aspect.

#### **REAR GARDEN**

Private and secluded, family friendly, enjoying a south-westerly aspect. There is a spacious decked area abutting the property, ideal for seating and entertaining. The rest of the garden is predominantly level and mainly laid to lawn whilst featuring a range of mature shrubs, plants and trees, there is also a storage shed and side access to the front of the property.

Council Tax Band: D









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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>52</b>
(21-38) <b>F</b>		
(1-20) <b>G</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		