PCM
ESTATE AGENTS

# 30, Richland Close, Hastings, TN35 5ES

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**Offers In Excess Of £250,000**

PCM Estate Agents welcome to the market an exciting opportunity to acquire this SEMI-DETACHED, CHALET STYLE, THREE BEDROOM FAMILY HOME, with GARAGE, driveway providing OFF ROAD PARKING and an ENCLOSED GARDEN.

Tucked away in a quiet cul-de-sac location within this favourable region of Hastings, close to amenities within Ore and being within easy reach of Hastings Country Park.

Accommodation is arranged over two floors comprising a welcoming entrance hall with practical built in storage, OPEN PLAN LOUNGE-DINING ROOM, kitchen, ground floor BEDROOM and bathroom, whilst upstairs there are TWO FURTHER BEDROOMS. The property is IN NEED OF SOME MODERNISATION but would allow the eventual buyers to put their own personality into and make their own.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

**DOUBLE GLAZED FRONT DOOR**
Opening to:

**ENTRANCE HALL**
Built in storage, doorway leading to:

**KITCHEN**
9'1 x 8'3 (2.77m x 2.51m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, space for appliances including washing machine and slimline dishwasher, inset drainer-sink unit with mixer tap, part tiled walls, tiled flooring, wall mounted boiler, pantry style cupboard, double glazed window and door to side aspect.

**LIVING ROOM**
16'5 x 10'9 (5.00m x 3.28m)
Open working fireplace, coving to ceiling, radiator, dado rail, double glazed window to front aspect, partially open plan to:

**DINING ROOM**
14'4 x 10'6 (4.37m x 3.20m)
Coving to ceiling, radiator, dado rail, stairs rising to the first floor accommodation, double glazed sliding patio doors providing outlook and access onto the garden, door to:

**SIDE LOBBY**
Tiled flooring, built in cupboard, door to ground floor bedroom and bathroom.

**BEDROOM**
9'9 x 8'8 (2.97m x 2.64m )
Radiator, double glazed window to rear aspect.

**BATHROOM**
Bath with mixer tap and electric shower over, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, extractor for ventilation, double glazed pattern glass window to side aspect.

**FIRST FLOOR LANDING**
Providing access to:

**BEDROOM**
16'9 narrowing to 13'3 by 11'10 (5.11m narrowing to 4.04m by 3.61m)
Coving to ceiling, dado rail, radiator, double glazed window to front aspect.

**BEDROOM**
16'7 x 7'6 (5.05m x 2.29m)
Built in cupboard, radiator, double glazed window to rear aspect.

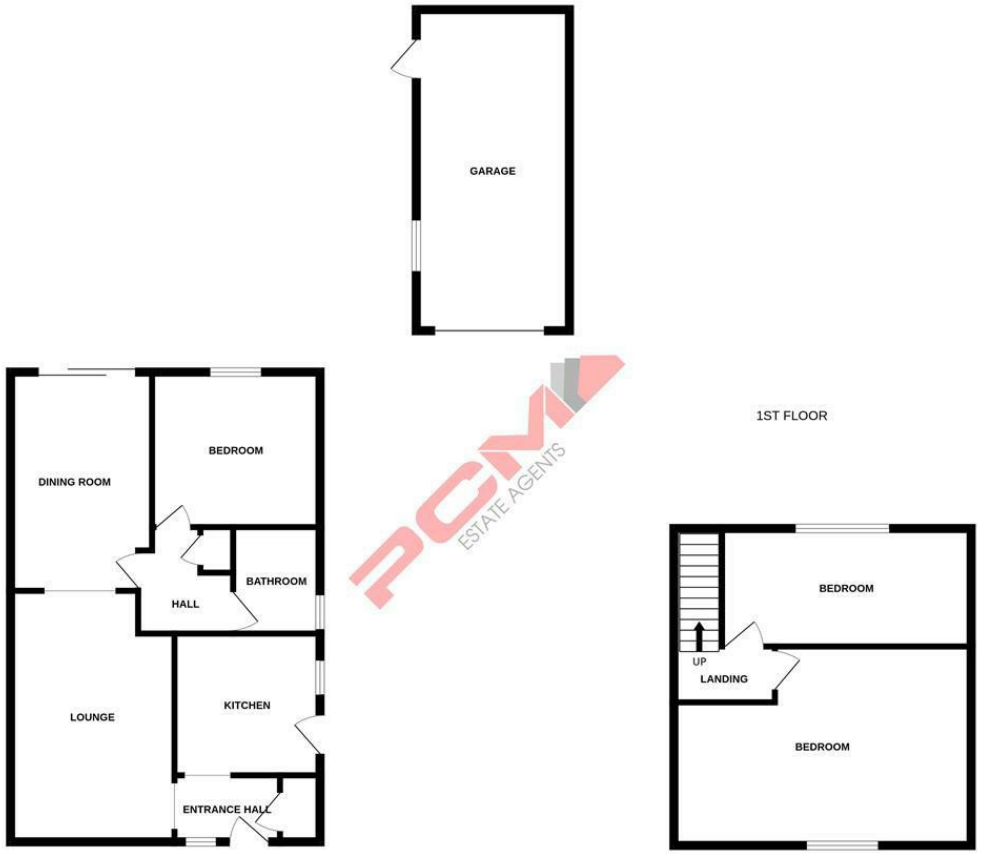
**OUTSIDE - FRONT**
driveway
Occupying a slightly elevated position with steps up to the front door, area of lawn, driveway to the side providing off road parking and leading to:

**GARAGE**
Up and over door, double glazed window and door to side aspect, overlooking and providing access to the garden.

**REAR GARDEN**
Lawned with walled boundaries.

Council Tax Band: C

GROUND 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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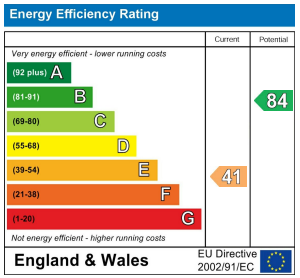


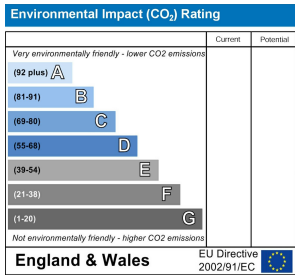


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