PCM
ESTATE AGENTS

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Price £270,000

PCM Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOMED SEMI-DETACHED HOUSE with OFF ROAD PARKING and a LARGE REAR GARDEN, located in a sought-after region of Hastings, within easy reach of local schooling.

The property boasts deceptively spacious accommodation throughout comprising an entrance hallway, 20ft LOUNGE-DINER opening onto a further RECEPTION ROOM plus a MODERN FITTED KITCHEN and DOWNSTAIRS WC, whilst to the first floor are THREE DOUBLE BEDROOMS with the master enjoying its own walk-in DRESSING ROOM with potential for en-suite in addition to the main bathroom. Externally the property offers a LARGE REAR GARDEN with TERRACED PATIO AREAS ideal for entertaining. There is also a STORE ROOM abutting the property and a driveway providing OFF ROAD PARKING to the front.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

CAMOPIED ENTRANCE PORCH
With [private front door leading to:

ENTRANCE HALLWAY
Stairs rising to first floor accommodation, cloaks cupboard, door to side aspect, radiator.

LOUNGE-DINER
20'5 x 13'6 max (6.22m x 4.11m max)
Spacious open plan room with double glazed window to front aspect, feature fire surround, two radiators, archway leading to:

RECEPTION ROOM
8'6 x 5'5 (2.59m x 1.65m)
Double glazed sliding patio doors to rear aspect leading out to the garden. This room provides additional living space/ space for appliances, door to:

KITCHEN
14'10 x 6'6 (4.52m x 1.98m)
Modern and fitted with a range of eye and base level units with worksurfaces over, double glazed window to rear aspect enjoying a pleasant outlook over the garden, inset one & ½ bowl stainless steel inset sink with mixer tap, space for gas cooker with extractor above, spacious under stairs storage cupboard, space and plumbing for washing machine, radiator, door to side aspect.

DOWNSTAIRS WC
Dual flush wc, wash hand basin, double glazed obscured window to side aspect.

STORE ROOM
Doors to front and rear aspects, providing ample storage space.

FIRST FLOOR LANDING
Built in storage cupboard, radiator.

MASTER BEDROOM
12'7 max x 9'10 (3.84m max x 3.00m)
Built in wardrobe, double glazed window to front aspect, radiator, door to:

DRESSING ROOM/ STUDY
5'11 x 5'7 (1.80m x 1.70m)
Currently used as a child's bedroom, formerly an en-suite with tiled flooring beneath the carpet. The vendor advises that there are still plumbing facilities in place to reinstate as an en-suite if required. Double glazed window to front aspect, chrome ladder style radiator.

BEDROOM
13'8 x 6' (4.17m x 1.83m)
Double glazed window to front aspect, radiator.

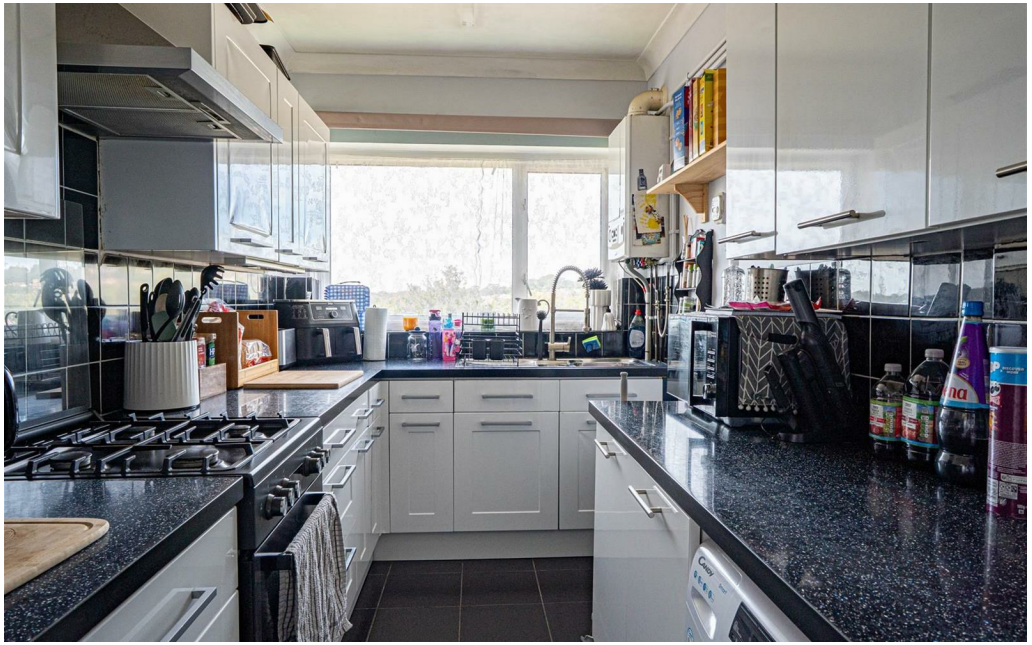
BEDROOM
10'8 x 10'1 (3.25m x 3.07m)
Double glazed window to rear aspect, radiator.

BATHROOM
Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, radiator, tiled walls, double glazed obscured windows to rear and side aspects.

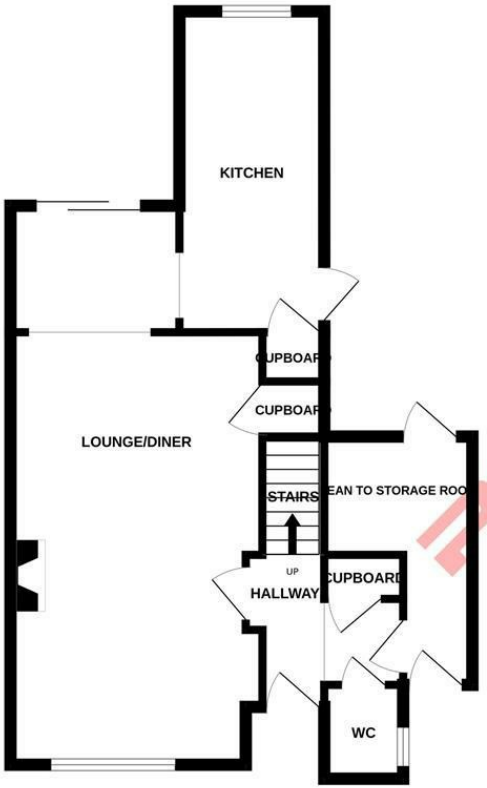
REAR GARDEN
A particular feature of the property being large and family friendly, featuring two terraced patio areas ideal for seating and entertaining. The rest of the garden is mainly laid to lawn and features some mature shrubs, enclosed fenced boundaries and a storage shed. There is also a sheltered area with artificial lawn abutting the store room/ kitchen, doorway providing side access via the store room.

OUTSIDE - FRONT
Driveway providing off road parking.

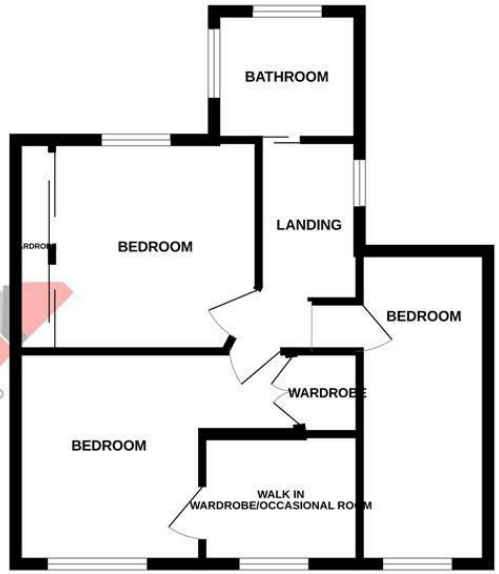
Council Tax Band: C



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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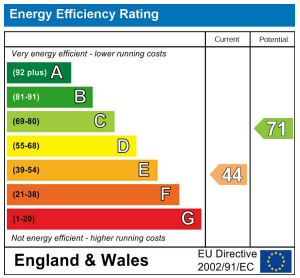

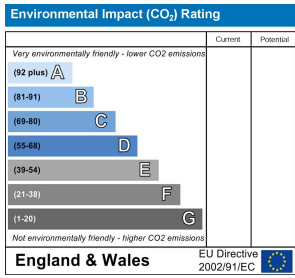

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