PCM
ESTATE AGENTS

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Price £325,000

PCM Estate Agents welcome to the market a rare and exciting opportunity to acquire this CHAIN FREE, THREE STOREY, FOUR/ FIVE BEDROOM OLDER STYLE PROPERTY, having been EXTENSIVELY REFURBISHED and positioned on this incredibly sought-after road within Hastings.

Inside, the adaptable accommodation is arranged over three floors comprising a spacious welcoming entrance hall, TWO GROUND FLOOR BEDROOMS one of which has access to a courtyard garden which provides plenty of shade, a LUXURIOUS BATHROOM with bath and separate shower complement the ground floor accommodation.

To the first floor there is a LOUNGE-DINING ROOM, lovely MODERN KITCHEN with stone countertops and INTEGRATED APPLIANCES, a further BEDROOM /Reception room. The kitchen also provides access to the upper section of garden which enjoys plenty of sunshine.

The second floor offers TWO FURTHER WELL-PROPORTIONED BEDROOMS one of which has fitted wardrobes, in addition a lovely SHOWER ROOM all located off a central landing with fitted storage.

This older style home offers modern comforts which include gas central heating, double glazing and new floor coverings throughout.

Located within easy reach of Hastings Old Town and West HIll, town centre and nearby local amenities. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
Opening to:

SPACIOUS ENTRANCE HALL
Stairs rising to upper floor accommodation, tiled flooring, radiator, high ceiling with spotlights, under stairs recessed area with space and plumbing for washing machine, cupboard concealed gas meter and consumer unit for the electrics, doors to:

BEDROOM
14' x 11'3 (4.27m x 3.43m)
High ceiling, television point, radiator, newly carpeted, double glazed window to front aspect.

BEDROOM
11'9 x 11'5 (3.58m x 3.48m)
Radiator, high ceiling, newly carpeted, double glazed single door leading to a lower courtyard.

BATHROOM
Luxurious suite comprising a contemporary bathtub with mixer tap, separate walk-in shower enclosure with rain style shower head and hand-held shower attachment, dual flush low level wc, wall hung vanity enclosed wash hand basin with chrome mixer tap, tiled walls, tiled flooring, inset spotlights, wall mounted LED mirror, extractor for ventilation, double glazed opaque glass window to side aspect.

FIRST FLOOR LANDING
Split level with double glazed window to rear aspect, stairs rising to the upper floor, newly carpeted, doors to:

LOUNGE-DINER
17'8 x 11'5 (5.38m x 3.48m)
High ceiling, radiator, ornate fireplace, newly carpeted, double glazed windows to front aspect.

KITCHEN
13'3 x 8'3 (4.04m x 2.51m)
Newly fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, stone countertops and matching upstands, four ring Lamona gas hob with electric fan assisted oven below and fitted cooker hood over, sunken stainless steel sink with mixer tap and moulded drainer into the stone countertop, integrated appliances including a tall fridge freezer and dishwasher, wall mounted cupboard concealed boiler, high ceiling with spotlights, radiator, double glazed window to side and double glazed door to rear providing access to the upper section of garden.

BEDROOM/ RECEPTION ROOM
11'6 x 11'3 (3.51m x 3.43m)
Radiator, high ceiling, newly carpeted, double glazed window to rear aspect.

SECOND FLOOR LANDING
Loft hatch, fitted cupboard with hanging rails, doors to:

BEDROOM
16'4 narrowing to 13'9 x 11'4 (4.98m narrowing to 4.19m x 3.45m)
Radiator, newly carpeted, fitted wardrobes, double glazed window to rear aspect.

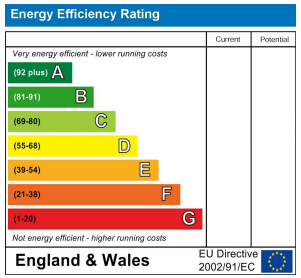
BEDROOM
11'9 x 8'2 (3.58m x 2.49m)
Radiator, newly carpeted, double glazed window to rear aspect.

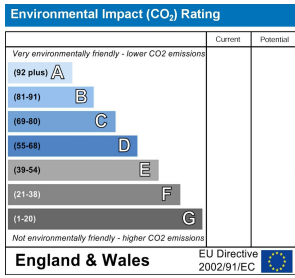
SHOWER ROOM
Comprising a walk-in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, wall hung vanity enclosed wash hand basin with mixer tap, LED mirror, tiled walls, tiled flooring, heated towel rail, extractor for ventilation.

LOWER COURTYARD
Decked, offering a sheltered space for potted plants.

UPPER COURTYARD
Stone patio, steps up to a further paved patio, gated side access.

Council Tax Band: B





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