



ESTATE AGENTS

**16, Ticehurst Close, Hastings, TN35 5QQ**

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**Offers In Excess Of £350,000**

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE MODERN DETACHED THREE BEDROOM FAMILY HOME, positioned on a quiet spot on this sought-after road on the outskirts of Ore, benefitting from a DRIVEWAY, GARAGE and a LOVELY ENCLOSED GARDEN.

The property offers modern comforts including gas fired central heating, double glazing and accommodation over two floors comprising a welcoming entrance hall, SPACIOUS LOUNGE-DINING ROOM, MODERN KITCHEN-BREAKFAST ROOM, ground floor WC, first floor landing, THREE GOOD SIZED BEDROOMS, with the master benefitting from an EN-SUITE SHOWER ROOM, and a family bathroom.

Conveniently positioned within easy reach of amenities within the area, including popular schooling establishments. This MODERN DETACHED FAMILY HOME must be viewed to fully appreciate the convenient position and space on offer.

Please contact the owners agents now to book your viewing.

#### **UPVC DOUBLE GLAZED FRONT DOOR**

With frosted inserts, leading to:

#### **HALLWAY**

Laminate flooring, coat rack, radiator, doors to:

#### **KITCHEN**

17'4 max into bay x 7'5 (5.28m max into bay x 2.26m)

Fitted with a range of eye and base level cupboards and drawers, integrated fridge freezer and dishwasher, space and plumbing for washing machine, space for tumble dryer, electric cooker with four ring gas hob, double bowl sink, part tiled splashbacks, tiled flooring, two radiators, inset spotlights, double glazed half-bay to front having a nice green outlook, double glazed wooden door providing side access.

#### **WC**

4'9 x 2'3 (1.45m x 0.69m )

Sink with tiled splashback, low level wc, radiator, extractor fan.

#### **LOUNGE-DINER**

19'8 x 12'5 into bay (5.99m x 3.78m into bay )

Double glazed French doors providing access to the garden, double glazed window overlooking the garden, carpeted, two radiators, coving to ceiling.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, storage cupboard housing the water tank, loft hatch, coving to ceiling, doors to:

#### **BEDROOM**

11'8 max x 11' max (3.56m max x 3.35m max )

Carpeted, radiator, built in wardrobes, coving to ceiling, double glazed windows overlooking the rear garden, door to:

#### **EN-SUITE**

7'5 x 3'5 (2.26m x 1.04m)

Vinyl flooring, tiled shower cubicle, pedestal wash hand basin, low level wc, tiled splashback, radiator, extractor fan, frosted double glazed window to rear aspect.

#### **BEDROOM**

10'9 x 10'9 (3.28m x 3.28m)

Carpeted, coving to ceiling, built in wardrobe, two double glazed windows to front aspect enjoying a green outlook.

#### **BEDROOM**

8'2 max x 8'2 max (2.49m max x 2.49m max)

Carpeted, coving to ceiling, radiator, double glazed window to front aspect.

#### **BATHROOM**

5'2 x 5'2 (1.57m x 1.57m)

Vinyl flooring, pedestal wash hand basin, low level wc, panelled bath, extractor fan, radiator, frosted double glazed window to rear aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking for one vehicle, one step up to the main front door.

#### **INTEGRAL GARAGE**

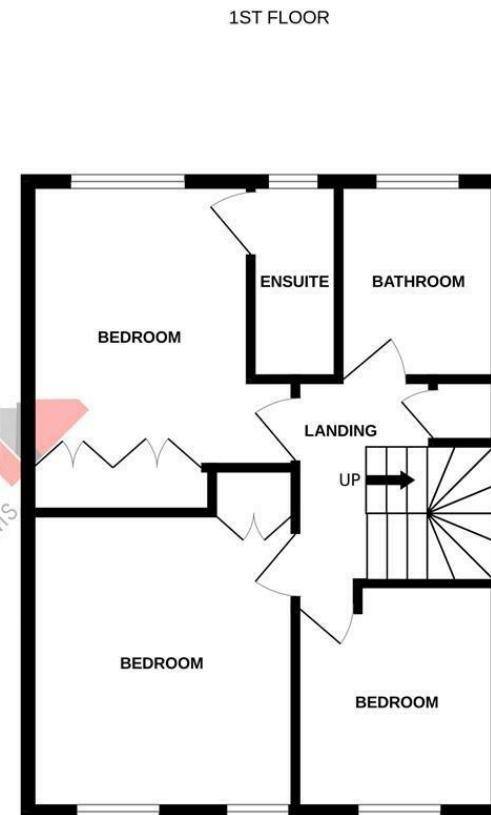
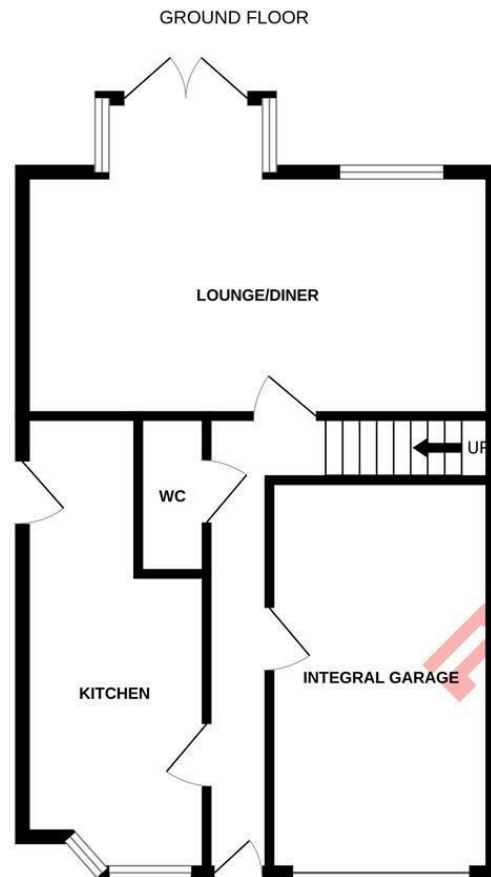
18'3 max x 8' max (5.56m max x 2.44m max )

Concrete floor, providing storage and housing the fuse box, up and over door.

#### **REAR GARDEN**

Patio area leading to an area of lawn, flowerbeds, part brick and part fenced boundaries.





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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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>                          |                         |           |
| (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 energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |