







PCM
ESTATE AGENTS

2, Park Drive, Hastings, TN34 2PR

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Price £400,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this 1930s FOUR BEDROOM SEMI-DETACHED FAMILY HOME with LARGE REAR GARDEN, occupying a generous CORNER PLOT and offering fantastic potential for improvement. The property is IN NEED OF MODERNISATION and benefits from a GARAGE and OFF ROAD PARKING to the rear, whilst boasting BEAUTIFUL FAR-REACHING VIEWS across Hastings and towards the West Hill, enjoyed from both the front and rear of the property. Offered

The extended accommodation comprises an entrance porch leading to a hallway, SPACIOUS LOUNGE, separate DINING ROOM, kitchen and DOWNSTAIRS WC. The ground floor also benefits from access to a useful CELLAR SPACE. To the first floor, there are THREE GOOD-SIZED BEDROOMS and a family bathroom, with a FURTHER BEDROOM to the second floor.

Externally, the property occupies a GOOD-SIZED CORNER PLOT, with a LARGE REAR GARDEN providing plenty of outdoor space and leading through to a GARAGE with additional OFF ROAD PARKING.

Situated towards the end of this HIGHLY SOUGHT-AFTER and QUIET CUL-DE-SAC, within close proximity to the picturesque Alexandra Park and catchment for good local schooling, this property presents an excellent opportunity for those looking to create their ideal family home in a desirable location.

Internal viewings are highly recommended to fully appreciate the space, setting and potential this property has to offer. Please contact PCM Estate Agents today to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE PORCH
Frosted stained glass window leading to an entrance hallway with further to do:

HALL
Stairs rising to the first floor landing, radiator, wall mounted thermostat, under stairs storage cupboard, access to a cellar, cupboard housing gas meter, eectric meter and consumer unit.

LOUNGE
13'5 x 12'4 (4.09m x 3.76m)
Measurement excludes turret area. Radiator, double glazed turret-style window to front aspect providing views over Park Drive and onto Park Crescent, as well as having views over the nearby rooftops of the town and the West Hill, sliding doors opening to:

DINING ROOM
16'6 max x 10'3 (5.03m max x 3.12m)
Radiator, double glazed window to side aspect, double glazed bay window to rear aspect with double glazed door opening to the lean to, return door to hall.

KITCHEN
8'3 x 8'2 (2.51m x 2.49m)
Comprising a range of eye and base level units, four ring gas hob with extractor above and electric oven below, inset one & ½ bowl stainless steel sink with mixer tap, space for tall fridge freezer, two single glazed windows to rear aspect overlooking the lean-to, wooden door providing access into:

LEAN-TO
15'4 max x 7'9 max (4.67m max x 2.36m max)
Space and plumbing for washing machine and tumble dryer, door to dining room, two UPVC double glazed doors opening to the rear garden and double glazed windows to side and rear aspects providing a pleasant outlook onto the garden.

DOWNSTAIRS WC
Comprising a wc, wash hand basin, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING
Stairs rising to the second floor, doors to:

BEDROOM
13'6 x 12'3 (4.11m x 3.73m)
Measurement excludes turret area. Radiator, built in storage cupboard with shelving, double glazed turret-style window to front aspect providing views over nearby rooftops of Hastings.

BEDROOM
17'8 x 10'4 (5.38m x 3.15m)
Comprising a radiator, built in wardrobe with hanging space, double glazed window to rear aspect providing pleasant views over nearby gardens and towards Alexandra Park.

BEDROOM
12' x 8'4 (3.66m x 2.54m)
Radiator, cupboard housing hot water cylinder with shelving above, wall mounted gas boiler, double glazed window to rear aspect providing a pleasant outlook onto nearby gardens and towards Alexandra Park.

BATHROOM
Panelled bath with mixer tap and separate electric shower attachment, wash hand basin, wc, radiator, frosted double glazed window to front aspect.

SECOND FLOOR LANDING
Door to:

BEDROOM
14'4 narrowing to 10'5 x 7'5 (4.37m narrowing to 3.18m x 2.26m)
Radiator, three access points to eaves storage,two further eaves storage areas, double glazed window to front aspect.

OUTSIDE - FRONT
From street level there is gated access with steps rising to the front door, the front garden is also laid to lawn with a range of mature shrubs providing the boundary line. There is also access down the side of the property with a further area of lawn, leading to:

REAR GARDEN
Can be accessed via two gates on Park Crescent. The garden is well-established with a variety of mature trees and shrubs, with a wooden raised planter, and provides the perfect space for outdoor dining and entertaining. There are steps at the rear of the garden leading to:

GARAGE
Up and over door.

Council Tax Band: D

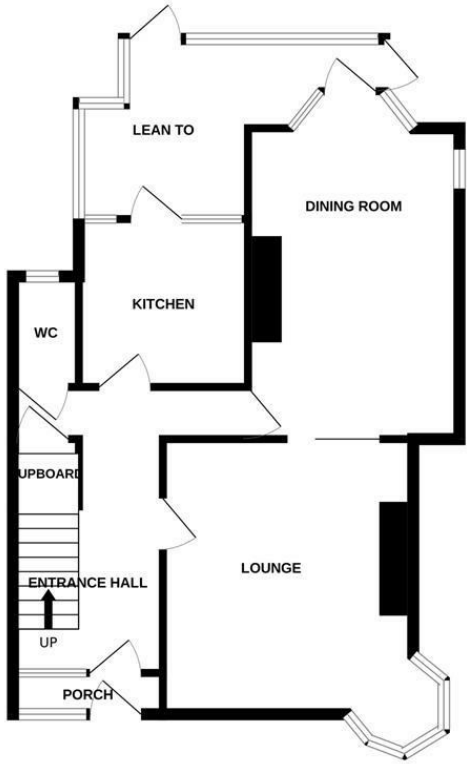




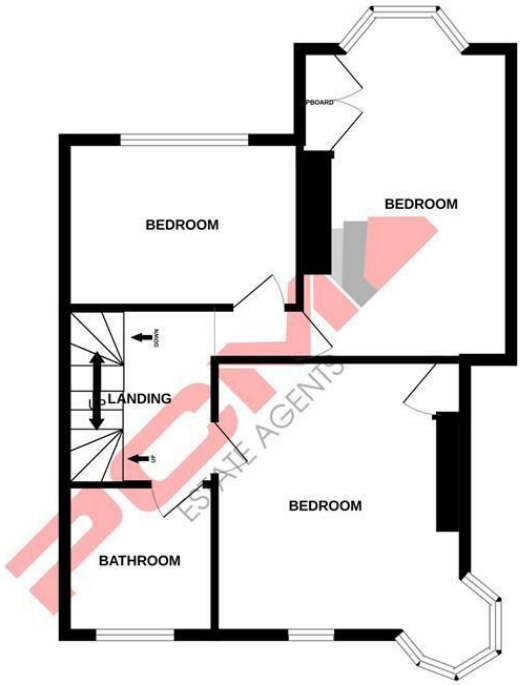




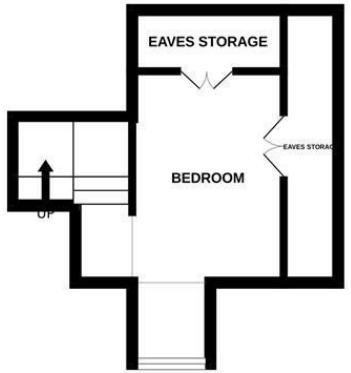
GROUND FLOOR



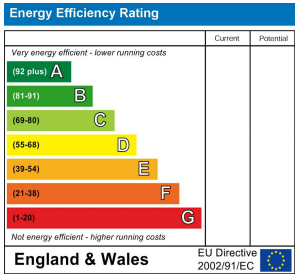
1ST FLOOR

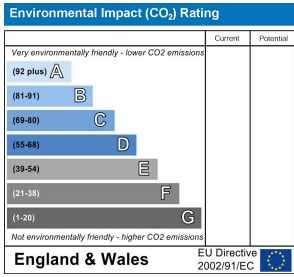


2ND FLOOR



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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