



ESTATE AGENTS

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Offers Over £280,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM FAMILY HOME with OFF ROAD PARKING and a LARGE REAR GARDEN.

Accommodation is arranged over two floors comprising an entrance porch, entrance hall, living room, kitchen, CONSERVATORY and a MODERN FAMILY BATHROOM, whilst to the first floor there is access to THREE BEDROOMS. The property benefits from gas fired central heating, double glazing and OFF ROAD PARKING to the front. To the rear there is a LARGE REAR GARDEN offering ample outside space for a family to enjoy, featuring a decked patio area providing the ideal space for outdoor entertaining and leading to a section of lawn. The garden also enjoys a selection of mature trees including an Apple tree. PLEASANT VIEWS can also be enjoyed from the garden and conservatory.

Conveniently located within easy reach of popular schooling establishments and the amenities within Ore Village, including Ore Railway Station.

Please call the owners agents to arrange your viewing and avoid disappointment.

STEPS DOWN FROM STREET LEVEL

Leading to private front door providing access to:

SIDE PORCH

Access via a UPVC door to the rear garden, space for coat and shoe storage, steps up to a frosted UPVC door opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, under stairs storage cupboard, door to:

LOUNGE

11'7 x 10'8 (3.53m x 3.25m)

Radiator, electric fire with brick feature fire surround, shelving, double glazed window to front aspect.

KITCHEN

9' x 6'8 (2.74m x 2.03m)

Comprising a range of eye and base level units, freestanding gas cooker, space for tall fridge freezer, stainless steel sink with mixer tap, part tiled walls, double glazed sliding doors opening to:

CONSERVATORY

9'9 x 9'4 (2.97m x 2.84m)

Double glazed windows to rear providing a pleasant outlook over the garden, double glazed window to side aspect with French doors providing access to the rear garden, radiator, space and plumbing for washing machine.

BATHROOM

Panelled bath with mixer tap and separate waterfall shower style shower head, low level dual flush wc, wash hand basin with mixer tap and storage beneath vanity mirror, heated towel rail, extractor fan, tiled walls and frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

11'7 x 10'1 (3.53m x 3.07m)

Radiator, double glazed window to front aspect.

BEDROOM

11'7 x 9'1 (3.53m x 2.77m)

Radiator, double glazed window to rear aspect providing a pleasant outlook over nearby rooftops and the rear garden.

BEDROOM

7'9 x 6'9 (2.36m x 2.06m)

Radiator, double glazed windows to front and rear aspects.

OUTSIDE - FRONT

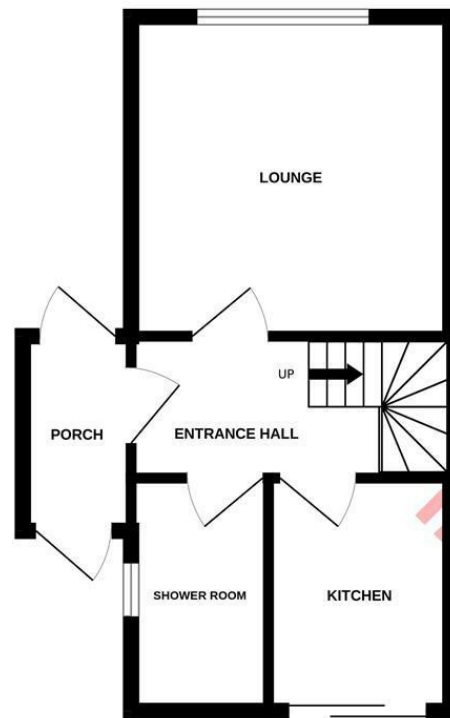
Off road parking for one vehicle, shared steps with the neighbouring property descending to the entrance.

REAR GARDEN

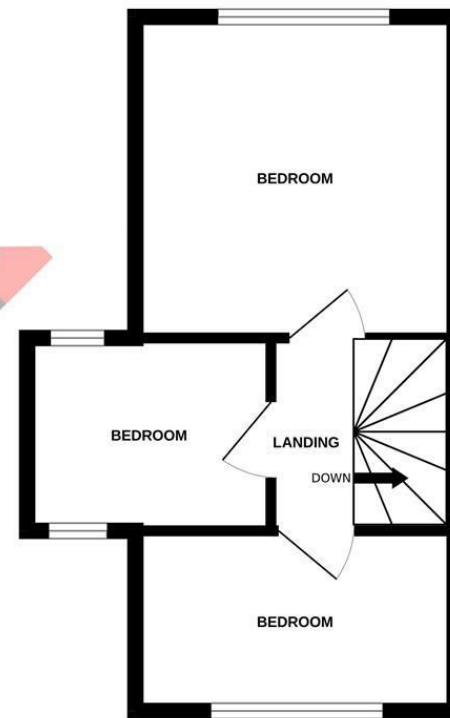
Decked area providing the perfect space for outdoor dining and entertaining, further steps down to an area of lawn with planted trees, including Apple tree, and fenced boundaries.



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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