



ESTATE AGENTS

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Price £400,000

PCM Estate Agents are delighted to present to the market a UNIQUE and RARE OPPORTUNITY to secure this DETACHED THREE BEDROOM HOUSE, conveniently positioned within this quiet cul-de-sac on the outskirts of Hastings town centre. The property benefits from a DRIVEWAY, gas fired central heating, double glazing, a BALCONY located off the lounge, providing PLEASANT VIEWS over Newgate Woods, and a PRIVATE REAR GARDEN. Offered to the market CHAIN FREE!

Internally the property offers VERSATILE and well-proportioned accommodation comprising a spacious entrance hall, LOUNGE-DINING ROOM, kitchen-breakfast room, DOUBLE BEDROOM and a WC. Stairs descend to the lower floor where you will find a further hallway, TWO DOUBLE BEDROOMS and a family bathroom, with the master benefitting from steps leading down to a DRESSING AREA, overlooking the garden.

Externally the property enjoys GARDENS to the front, side and rear, together with the BALCONY, providing a variety of space for outdoor dining and entertaining. To the front there is a LARGE SECLUDED PATIO area, whilst the side garden features a combination of decking and stone patio, whilst to the rear the garden is tiered and laid to lawn, also having access to the cellar.

Ideally located within easy reach of Alexandra Park, Linton Gardens and a selection of popular local schools. This unique home must be viewed to fully appreciate the GENEROUS and VERSATILE ACCOMMODATION on offer, please call the owners agents today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Staircase descending to lower floor accommodation, radiator, wall mounted thermostat.

DINING ROOM

10'4 x 7'7 (3.15m x 2.31m)

Radiator, double glazed sliding door opening out to Balcony. Archway to:

LOUNGE

15'1 x 12' (4.60m x 3.66m)

Electric fireplace, double glazed sliding patio door opening to balcony.

KITCHEN

12'4 x 9'7 (3.76m x 2.92m)

Range of eye and base units with work surfaces over, radiator, four ring electric hob with electric oven below and extractor fan above, 1 & 1/2 bowl sink unit with mixer tap, space and plumbing for washing machine, under counter fridge, under counter freezer, additional breakfast bar with seating, radiator, double glazed window.

BEDROOM

15'7 x 8'5 (4.75m x 2.57m)

Radiator, built in storage cupboard housing electric consumer unit and electric meter, further cupboard housing the gas meter with shelving for storage, double glazed window to side aspect.

SEPARATE WC

Wash hand basin with storage below, wc, shaver point, part tiled walls, tiled flooring, radiator, loft hatch, frosted double glazed window to side aspect.

LOWER FLOOR LANDING

Door to the side garden, open storage with shelving and hanging space, further built in cupboard, radiator, door to:

MASTER BEDROOM

22'2 x 12'4 (6.76m x 3.76m)

Bedroom section measuring 10'4 x 12'4, with two steps down to a dressing room area having space for wardrobes, radiator, double glazed window to rear aspect.

BEDROOM

10'9 x 9'7 (3.28m x 2.92m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Bath with mixer tap and shower attachment, low level dual flush wc, wash hand basin with vanity mirror above, extractor fan, tiled walls, tiled flooring.

REAR GARDEN

Concrete area with wooden steps leading to a decked area, creating the perfect space for outdoor dining and entertaining, two additional stoned areas with side access, steps up to a gate providing access to the front garden. There are further steps descending to two areas of lawn, established plants and tree, fenced boundaries and access to the cellar.

BALCONY

Accessed via the dining room and the lounge. Providing the perfect space for entertaining and enjoying the summer months, whilst having a pleasant outlook over the nearby woods.

OUTSIDE - FRONT

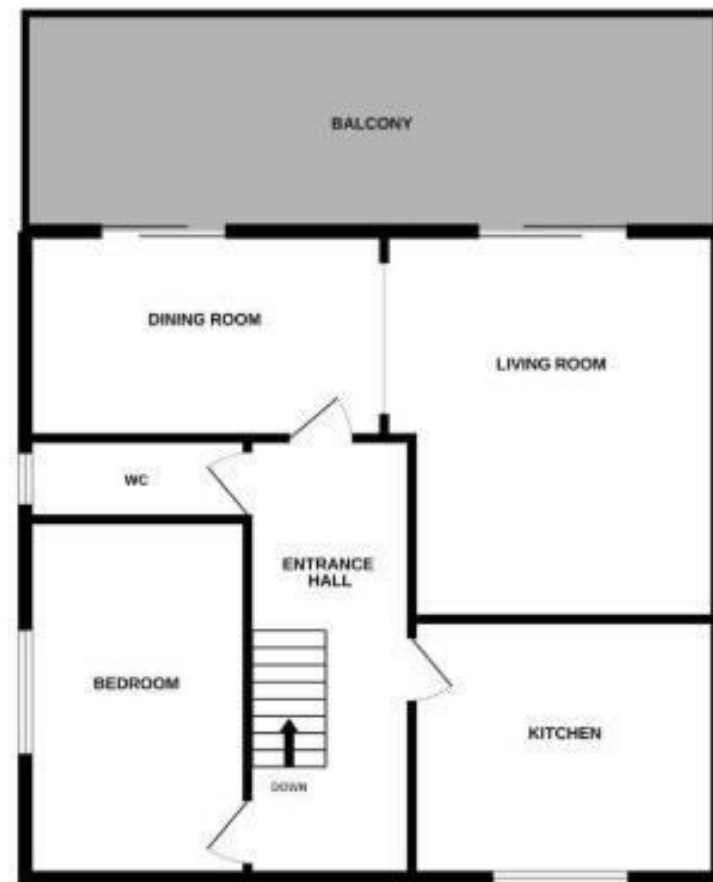
Off road parking for one vehicle, gated access and steps down to a further area of patio, providing space for table and chairs, with pond, fenced boundaries, outside water tap and mature trees to the front providing privacy.

Council Tax Band: D









Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.