

PCM
ESTATE AGENTS

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Price £430,000

PCM Estate Agents present to the market this SPACIOUS FOUR BEDROOMED OLDER STYLE SEMI DETACHED HOUSE enjoying superb accommodation arranged over two floors with benefits including gas central heating and double glazing. Situated in this highly sought-after location, directly adjacent to the picturesque Alexandra Park. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, 15ft LOUNGE with WOOD BURNER, 13ft DINING ROOM opening to the kitchen, ground floor CLOAKROOM, first floor landing, FOUR BEDROOMS and a MODERN BATHROOM. Outside there are gardens to the front with GARAGE, and SUPERBLY PROPORTIONED GARDENS to the rear extending to a good size that must be viewed to be appreciated.

The property is located not only in reach of the park but within reach of local schools and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Call now to book your immediate viewing to avoid disappointment.

PART DOUBLE GLAZED FRONT DOOR
With coloured glass feature to;

ENTRANCE HALL
Staircase rising to upper floor accommodation with storage space under, radiator, central heating thermostat.

LOUNGE
15'8" max x 15'1" max (4.78m max x 4.60m max)
Double glazed bay window to front aspect, chimney breast with fitted wood burning stove and brick hearth, radiator, return door to hallway.

DINING ROOM
13'10" max x 11'10" max (4.22m max x 3.61m max)
Feature exposed brick chimney breast, built in cupboard, radiator, return door to hallway, open plan to;

KITCHEN
10'4" x 8'5" (3.15m x 2.57m)
Double glazed window to side aspect, part tiled walls, stainless steel inset sink with stainless steel mixer tap over, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units iover, integrated cooker hood over stainless steel inset four rig gas hob, single oven, wall mounted gas boiler, plumbing for washing machine, plumbing for dishwasher, integrated wine rack, archway to;

REAR LOBBY
Built in cupboard, part double glazed door opening to rear garden, door to;

CLOAKROOM
Newly fitted and comprising a low level wc, wash hand basin, part tiled walls.

FIRST FLOOR LANDING
Trap hatch to loft space, radiator, doors to:

BEDROOM
15'11" max x 13'7" max (4.85m max x 4.14m max)
Double glazed bay window to front aspect overlooking the picturesque Alexandra Park, radiator, return door to landing.

BEDROOM
11'11" max x 10'10" max (3.63m max x 3.30m max)
Double glazed window to rear aspect, radiator, built in cupboard, return door to landing.

BEDROOM
9'6" x 6'10" (2.90m x 2.08m)
Double glazed window to rear aspect, radiator, return door to landing.

BEDROOM
7'8" x 6'5" (2.34m x 1.96m)
Double glazed bay window to front aspect, radiator, return door to landing.

BATHROOM
Panelled bath with electric shower over and glass shower screen, vanity enclosed wash hand basin with mirrored storage above, low level wc, tiled walls, tiled flooring, two obscured double glazed windows to side aspect.

FRONT GARDEN
Paved to front and interspersed with shrubs.

GARAGE
Up and over door.

REAR GARDEN
A particular feature of the property with patio leading to gardens extending to a good sized laid principally to lawn, enclosed by fencing with trees and shrubs, shed, outside tap and side access.

Council Tax Band: D









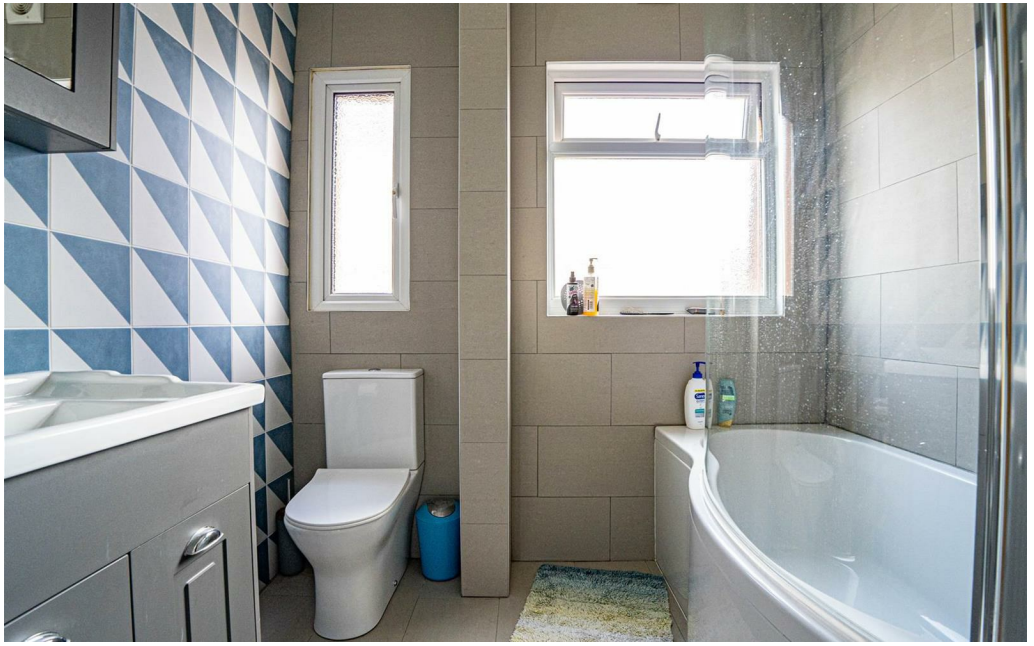








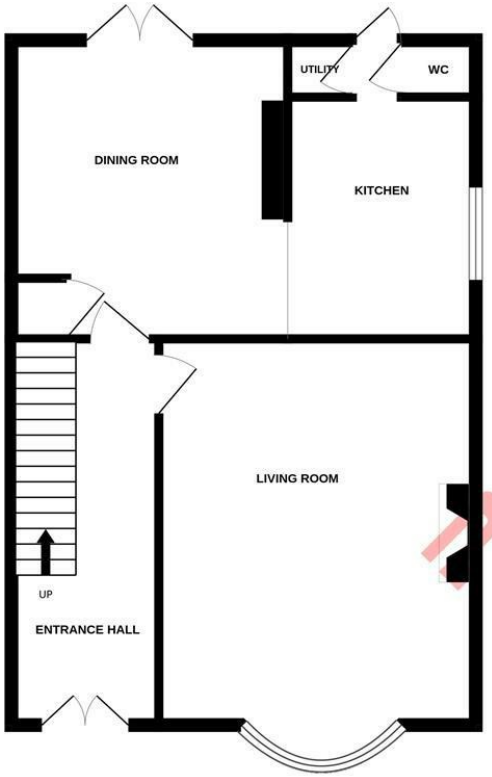




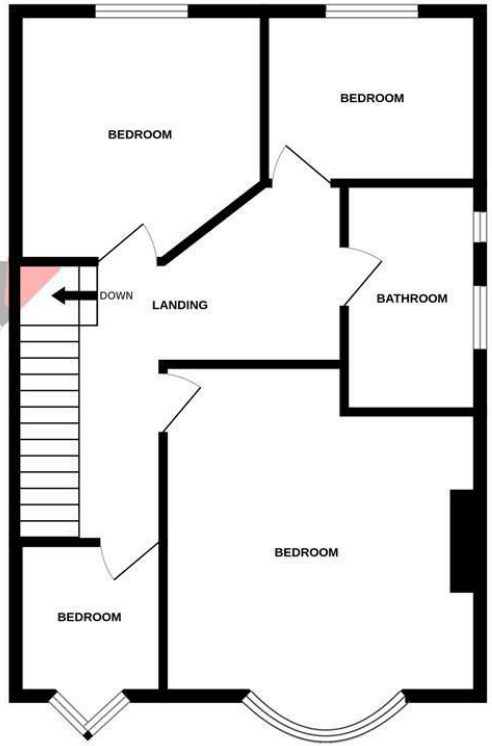




GROUND FLOOR

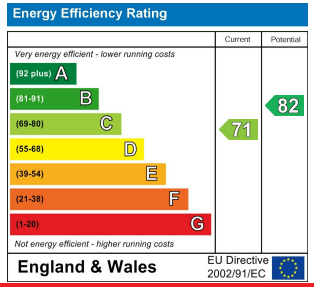


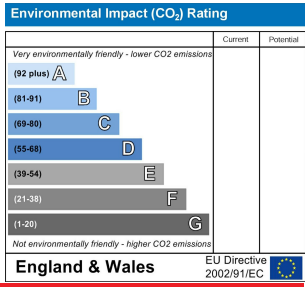
1ST FLOOR



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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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