



**70, Amherst Road, Hastings, TN34 1TX**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £375,000**



PCM Estate Agents are delighted to offer for sale this well-presented THREE BEDROOMED SEMI-DETACHED TOWNHOUSE located on this incredibly sought-after road within close proximity to the picturesque Alexandra Park, whilst also being within easy reach of Hastings town centre.

The property offers spacious accommodation throughout comprising a porch, entrance hallway, 18ft LOUNGE with FEATURE LOG BURNER, kitchen and SEPARATE DINING ROOM, whilst to the upper floor there are THREE BEDROOMS, a bathroom and a separate WC. On the ground floor there is a spacious 18ft GARAGE with a driveway in front providing OFF ROAD PARKING, and the property also benefits from a PRIVATE AND SECLUDED REAR GARDEN.

Conveniently located within reach of the town centre and Silverhill with its range of amenities and local schooling. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Double glazed windows to front and side aspects, door to:

#### **SPACIOUS ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage area and cupboard.

#### **LOUNGE**

18'4 x 12'5 max (5.59m x 3.78m max )

Feature log burner, double glazed window to front aspect, exposed wooden floorboards, double doors to:

#### **DINING ROOM**

9'9 x 8'6 (2.97m x 2.59m)

Double glazed sliding doors to rear aspect leading out to the garden, exposed wooden floorboards, doorway to:

#### **KITCHEN**

10'11 x 8'11 (3.33m x 2.72m)

Comprising a range of eye and base level units with worksurfaces over, range cooker with extractor above, space and plumbing for washing machine, double glazed window to rear aspect overlooking the garden, return door to hallway.

#### **LANDING**

Loft hatch, two cupboards providing ample storage.

#### **BEDROOM**

14'6 x 12'5 narrowing to 9'10 (4.42m x 3.78m narrowing to 3.00m)

Built in wardrobes, double glazed window to front aspect, exposed wooden floorboards.

#### **BEDROOM**

10'11 x 9'9 (3.33m x 2.97m)

Built in wardrobe, double glazed window to rear aspect, exposed wooden floorboards.

#### **BEDROOM**

8'11 x 6'6 (2.72m x 1.98m)

Double glazed window to front aspect, exposed wooden floorboards.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, chrome ladder style radiator, tiled walls, extractor fan, double glazed obscured window to rear aspect.

#### **SEPARATE WC**

Dual flush wc, part tiled walls, double glazed obscured window to rear aspect.

#### **REAR GARDEN**

Private and secluded tiered garden, mainly laid to lawn with a patio area ideal for seating and entertaining, a range of mature shrubs, plants and trees, storage shed, side access to the front of the property.

#### **GARAGE**

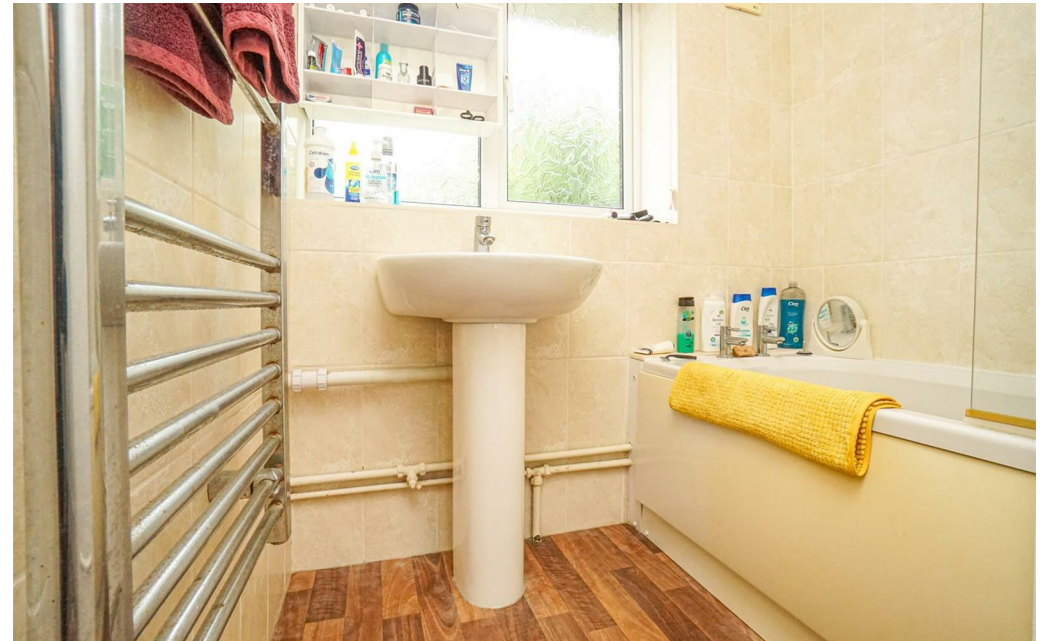
18'5 x 9'5 (5.61m x 2.87m)

Electric roller door, power and lighting.

#### **OUTSIDE - FRONT**

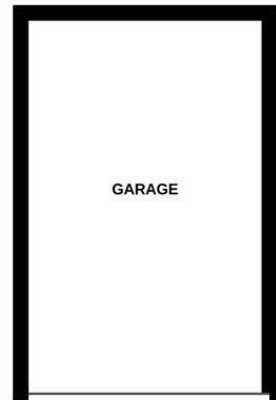
Driveway providing off road parking.



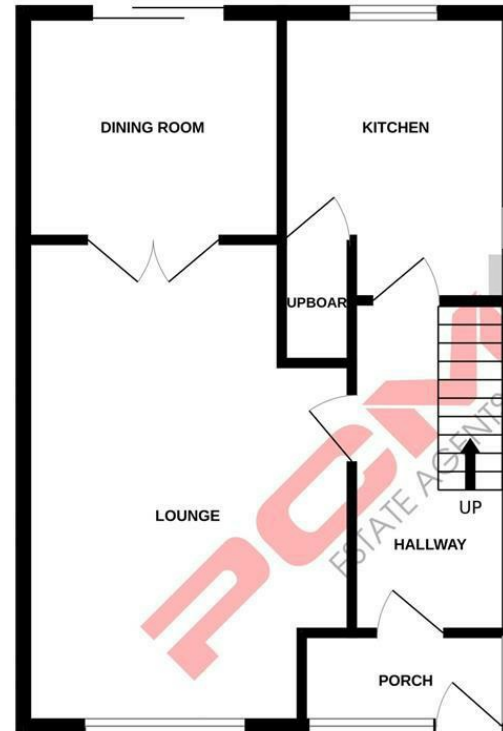




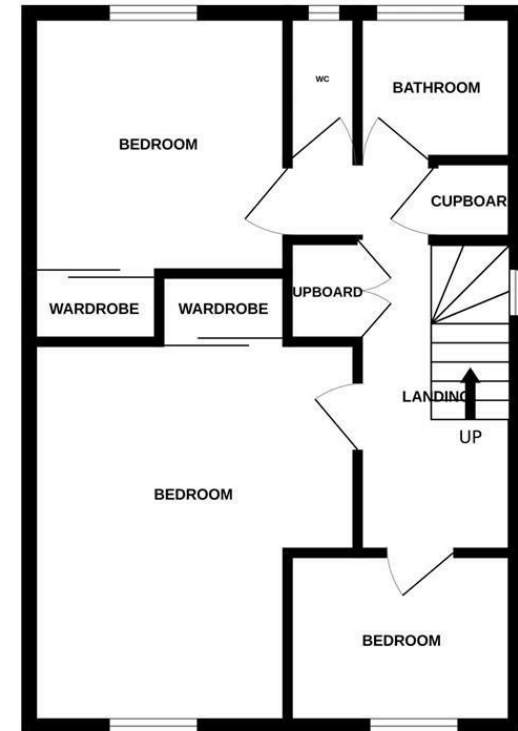
GROUND FLOOR



FIRST FLOOR



SECOND 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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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	