



ESTATE AGENTS

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Offers In Excess Of £320,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this SEMI-DETACHED THREE BEDROOM HOUSE with OFF ROAD PARKING and a LARGE PRIVATE FAMILY FRIENDLY GARDEN.

Accommodation comprises an entrance porch, entrance hall, BAY FRONTED LOUNGE, 20ft KITCHEN-DINER, first floor landing, THREE BEDROOMS and a family bathroom. Externally the property has the benefit of OFF ROAD PARKING for two vehicles and a PRIVATE FAMILY FRIENDLY GARDEN. The property also benefits from gas fired central heating and double glazing.

Conveniently positioned on the outskirts of the Blacklands region of Hastings, close to popular schooling establishments and nearby local amenities. This property must be viewed to fully appreciate the convenient space and position on offer.

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

UPVC DOOR

Opening to:

ENTRANCE PORCH

Ample space for coats and shoe storage, double glazed windows to both side aspects, further door opening into:

ENTRANCE HALL

Wall mounted thermostat, radiator, double glazed window to side aspect, stairs rising to the first floor landing, under stairs storage, door opening to:

LOUNGE

14'9 into bay x 9'7 (4.50m into bay x 2.92m)

Inset ceiling spotlights, radiator, double glazed window to front aspect providing a pleasant outlook over the front garden, opening to:

KITCHEN-DINER

20'5 max x 14'8 max (6.22m max x 4.47m max)

Fitted with a range of eye and base level units with ample countertop space, space for a freestanding fridge freezer, integrated wine cooler, space and plumbing for washing machine and tumble dryer, freestanding electric double

oven with four ring electric hob and extractor above, part tiled walls, inset one & ½ bowl sink with mixer tap, double glazed window to rear aspect. The dining area provides ample space for a large dining table, with Velux window and double glazed sliding doors providing access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, over stairs storage, door opening to:

MASTER BEDROOM

14'1 into bay x 8'6 (4.29m into bay x 2.59m)

Radiator, double glazed bay window to front aspect.

BEDROOM

8' x 10'9 (2.44m x 3.28m)

Radiator, double glazed window to rear aspect providing a pleasant outlook onto the rear garden.

BEDROOM

7'4 x 5'9 (2.24m x 1.75m)

Radiator, double glazed window to front aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and electric shower over, wash hand basin with storage beneath and vanity mirror above, low level dual flush wc, chrome style heated towel rail, tiled walls, tiled flooring, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

Dropped kerb providing off road parking for two vehicles, area of lawn.

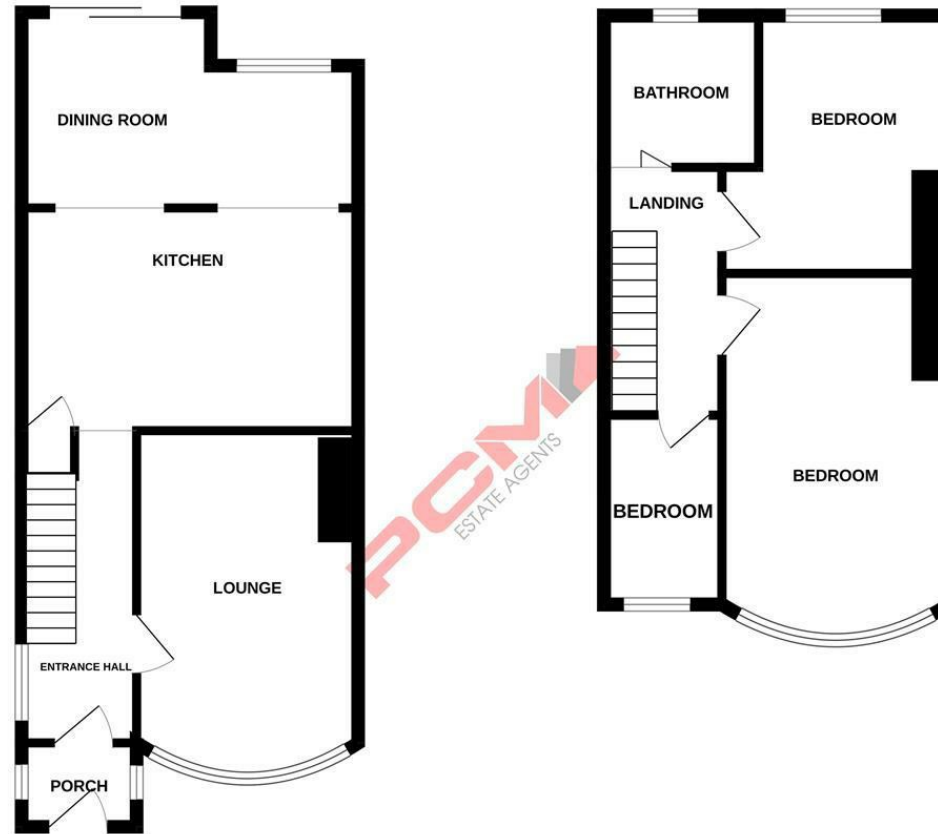
REAR GARDEN

A particular feature of the property is its private and family friendly rear garden, with steps down to a section of decking which is ideal to be able to enjoy outdoor dining and entertaining, with further steps down to a large section of level lawn, providing a perfect family friendly space. There are a range of mature trees and shrubs, 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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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) 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		