







PCM
ESTATE AGENTS

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Offers In Excess Of £550,000

PCM Estate Agents are delighted to present to the market this SUBSTANTIAL LATE VICTORIAN SEMI-DETACHED PERIOD RESIDENCE, boasting an expansive 181 square meters (approximately) of living space with TWO RECEPTION ROOMS and FOUR DOUBLE BEDROOMS nestled in a convenient and coveted Hasting's street. This home is ideally situated close to popular schools and the picturesque Alexandra Park.

This CHARMING PROPERTY exudes a wealth of ORIGINAL PERIOD FEATURES and offers spacious, versatile accommodation. Upon entering, an IMPRESSIVE VESTIBULE leads seamlessly into a spacious entrance hall, the ground floor hosts TWO LARGE RECEPTION ROOMS: one facing the front of the house and the other opening onto the garden, both of which would serve beautifully as living or formal dining rooms. Additionally, a GENEROUS OPEN PLAN MODERN KITCHEN-BREAKFAST ROOM, along with a convenient DOWNSTAIRS WC complete the ground floor. Ascend to the first floor to discover FOUR SPACIOUS DOUBLE BEDROOMS and a lovely MODERN BATHROOM, all accessible from a spacious landing.

The exterior of the property is equally impressive, with its traditional Victorian façade and OFF ROAD PARKING to the side. The REAR GARDEN is a TRANQUIL HAVEN, thoughtfully landscaped with various seating areas and established planting that provides a perfect blend of sunlight and shade, ideal for families and garden enthusiasts alike.

Featuring central heating and a MODERN INTERIOR that complements its CHARACTER, this property in a sought-after location is a true gem and must be viewed to be fully appreciated.

WOODEN DOUBLE GLAZED DOOR
With leaded light glass inserts and leaded light glass inserts either side of the door leading to:

SPACIOUS VESTIBULE
High ceiling, picture rail, tiled flooring, dado rail, further door with leaded light glass insert and window to the side opening to:

ENTRANCE HALL
Elegant staircase rising to the upper floor accommodation, cornicing, picture rail, column style radiator, wood flooring, under stairs storage.

RECEPTION ONE
18'2 into bay x 17' (5.54m into bay x 5.18m)
Cornicing, picture rail, fireplace, wood flooring, radiator, bay window to front aspect.

RECEPTION TWO
19'9 x 12'8 (6.02m x 3.86m)
Cornicing, ladder style radiator, marble fireplace, wood flooring, wooden partially glazed door with windows either side opening to the tranquil garden.

INNER HALL
Built in storage, dado rail, picture rail, door to:

KITCHEN-BREAKFAST ROOM
25'8 narrowing to 20'5 x 12'5 (7.82m narrowing to 6.22m x 3.78m)
Cornicing, picture rail, vertical radiator, combination of tiled and wood flooring, impressive room ideal for entertaining and could be used as a formal kitchen-dining room or kitchen-breakfast room. Ample space for a good sized dining table, kitchen fitted with a matching range of eye and base level cupboards and drawers with black granite countertops and matching upstands over, six ring range style cooker with double oven and grill, fitted cooker hood over, space for American style fridge freezer, inset one & ½ bowl drainer-sink with spray tap and mixer tap, space and plumbing for washing machine, granite flooring, bay window to side aspect with additional window to side aspect and door to:

REAR LOBBY
Door to garden and further door to:

DOWNSTAIRS WC
Tiled walls, tiled flooring, low level wc, wash hand basin with mixer tap, sash window to side aspect.

FIRST FLOOR LANDING
Sky light allowing natural light to flood in to the landing and the entrance hall below, parquet flooring, cornicing, picture rail, built in storage.

BEDROOM
18'5 x 13' (5.61m x 3.96m)
Parquet flooring, cornicing, picture rail, fireplace, built in cupboards, radiator, sash window to rear aspect with lovely views onto the garden.

BEDROOM
15'1 x 14'1 (4.60m x 4.29m)
Cornicing, picture rail, parquet flooring, period fireplace, two column style radiators, sash window to front aspect and oriel window to side aspect having lovely views down Downs Road towards the church and Alexandra Park.

BEDROOM
16'8 x 12'4 (5.08m x 3.76m)
Cornicing, picture rail, period fireplace, parquet flooring, built in cupboards, column style radiator, two sash windows to rear aspect with views over the lovely tranquil garden.

BEDROOM
12'4 x11'1 (3.76m x3.38m)
Cornicing, picture rail, parquet flooring, column style radiator, period fireplace, sash window to front aspect.

BATHROOM
Contemporary bathtub with chrome stand alone mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, ladder style heated towel rail, concealed cistern dual flush low level wc, partially exposed brick wall, remaining walls finished with polished concrete, tiled flooring, sash window to side aspect with obscured glass for privacy.

OUTSIDE - FRONT
Enclosed front garden with tiled pathway leading to the front door, planted with established plants and shrubs, offering seclusion and privacy from the road, with driveway to the side providing off road parking.

REAR GARDEN
A landscaped and tranquil oasis with a patio abutting the property, fixed wooden pergola creating a canopied space, block paved path leading down the side of the garden with a central path having tile and lawn either side. There is a sunken pond and the garden is lush with green plants, shrubs and trees and is well-arranged offering an ideal outside space for relaxing or entertaining. The garden is of a good size with a Japanese feel, there is a wooden shed, fenced boundaries and ample outside space for the garden enthusiast or families to enjoy.

Council Tax Band: D

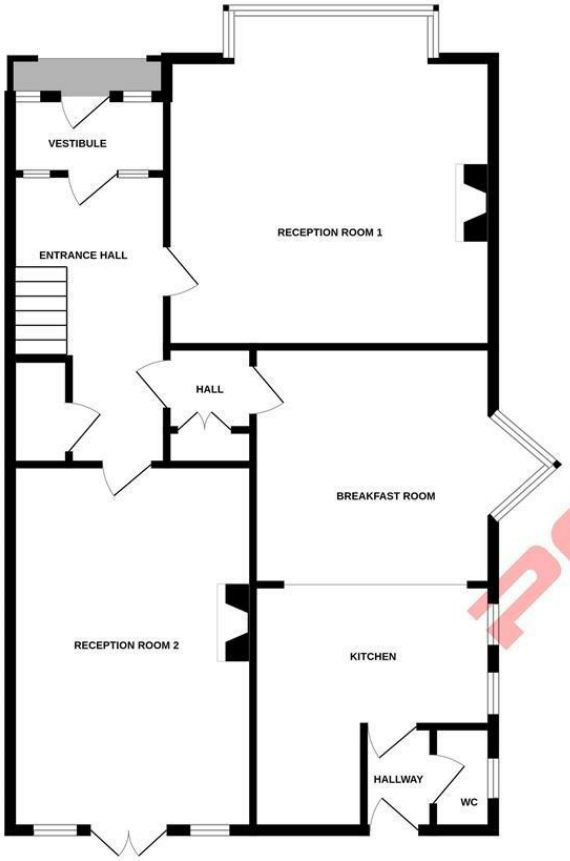




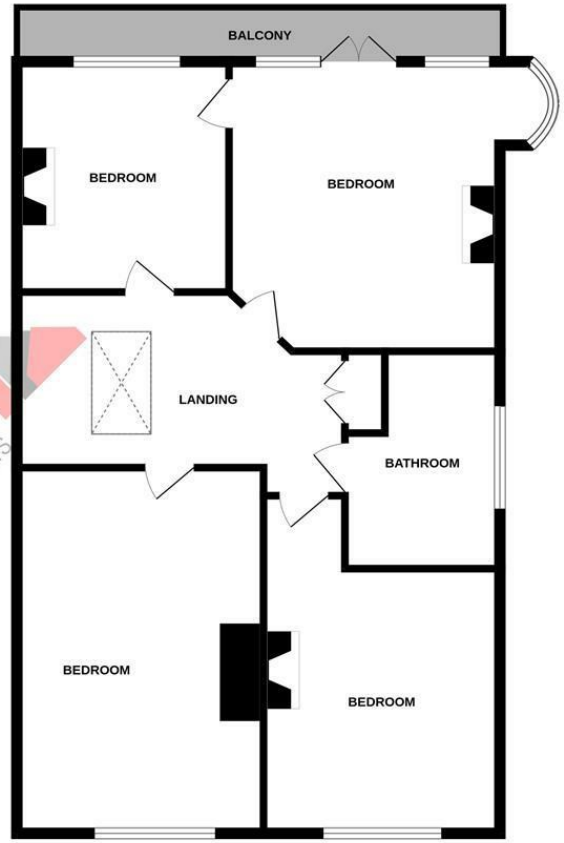




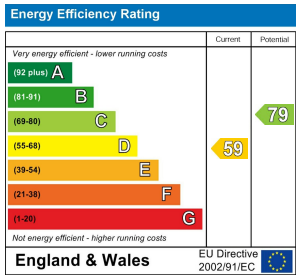
GROUND FLOOR

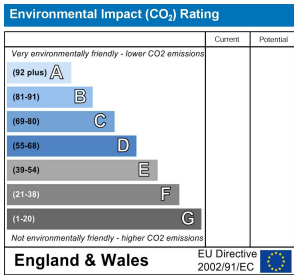


1ST FLOOR



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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