



ESTATE AGENTS

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Guide Price £450,000

GUIDE PRICE £450,000 to £475,000

PCM Estate Agents delighted to present to the market this THREE STOREY, FOUR BEDROOM PERIOD HOME, with the added benefit of an additional LOFT ROOM. The property retains a WEALTH OF PERIOD FEATURES including DECORATIVE CORNICING, PICTURE RAIL's and CEILING ROSES. OFFERED TO THE MARKET CHAIN FREE.

The spacious and versatile accommodation is arranged over three comprising a ground floor entrance hall, GENEROUS LOUNGE-DINING ROOM, kitchen and CONSERVATORY. To the first floor there are TWO DOUBLE BEDROOMS, a family bathroom and a SEPARATE WC, whilst to the second floor there are TWO FURTHER DOUBLE BEDROOMS and a SHOWER ROOM. A spiral staircase from the second floor landing provides access to a USEFUL LOFT ROOM offering excellent flexibility as a hobby room/ home office or occasional guest space.

Externally the property enjoys a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN, providing an ideal space for outdoor dining and relaxation.

Situated on this highly sought-after crescent on the outskirts of Hastings town centre, within easy reach of Linton Gardens, Hastings town centre, mainline railway station and seafront.

Early viewing comes highly recommended, please contact the owners agents to arrange your appointment and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Further door opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, two under stairs storage cupboards, door to:

LOUNGE

15'4 x 12'6 (4.67m x 3.81m)

Feature fireplace with tiled hearth, tiled surround and wooden mantle, storage cupboard, picture rail, cornicing, ceiling rose, radiator, double glazed window to front aspect, opening to:

DINING ROOM

12'1 x 10'6 (3.68m x 3.20m)

Two built in storage cupboards, radiator, wall mounted thermostat, ceiling rose, door opening to entrance hall and double doors opening to:

CONSERVATORY

13'5 x 8'8 (4.09m x 2.64m)

Built in storage cupboard, radiator, single glazed window looking into the kitchen, double glazed sliding door opening to the rear garden.

KITCHEN

13'3 x 8'9 (4.04m x 2.67m)

Comprising a range of eye and base level units, cupboard housing fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, freestanding electric cooker with extractor above, inset one & ½ bowl butler style sink with mixer tap, part tiled walls, single glazed window looking into conservatory, two double glazed windows to rear aspect providing a pleasant outlook onto the garden, door providing access to the garden.

HALF LANDING

Further stairs rising to the first floor landing, door opening to:

BATHROOM

12'5 max narrowing to 7'7 x 9'3 (3.78m max narrowing to 2.31m x 2.82m)

Corner bath with mixer tap and separate shower attachment, low level dual flush wc, wash hand basin with built in storage beneath and vanity mirror above, radiator, radiator, built in cupboard housing the wall mounted gas boiler, having shelving and radiator below, double glazed window to rear aspect.

SEPARATE WC

Radiator, frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Radiator, stairs rising to the second floor, doors to:

BEDROOM

15' max x 15'8 max (4.57m max x 4.78m max)

Built in cupboard, built in wardrobe with sliding doors, radiator, picture rail, original cornicing and ceiling rose, double glazed window to front aspect and additional double glazed bay window to front aspect.

BEDROOM

12'2 x 10'6 (3.71m x 3.20m)

Radiator, cornicing, ceiling rose, double glazed window to rear aspect overlooking the garden.

SECOND FLOOR LANDING

Two single glazed windows to rear aspect, spiral staircase providing access to a loft room and doors to:

BEDROOM

12'6 x 11'7 (3.81m x 3.53m)

Radiator, built in wardrobe, double glazed window to rear aspect.

BEDROOM

12'9 x 10'6 (3.89m x 3.20m)

Wardrobes either side of the chimney breast, radiator, two double glazed windows to the front aspect.

SHOWER ROOM

Corner shower cubicle, wash hand basin with fitted unit below, wc, part tiled walls, chrome heated towel rail, double glazed window to front aspect.

LOFT ROOM

16'8 max narrowing to 12'5 x 12'5 (5.08m max narrowing to 3.78m x 3.78m)

Eaves storage to either side, double glazed Velux windows to rear and side aspects.

OUTSIDE - FRONT

Gated access from street level to an area of front garden, raised beds, a variety of mature trees and shrubs, additional pebbled area providing additional space for potted plants.

REAR GARDEN

Area of patio, steps down to a larger section of patio, perfect for outdoor dining and entertaining, area of lawn, additional seated area and storage shed. The garden is surrounded by a range of shrubs and trees, enjoying a pleasant outlook over nearby woods.

Council Tax Band: C

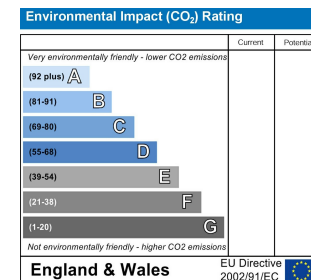
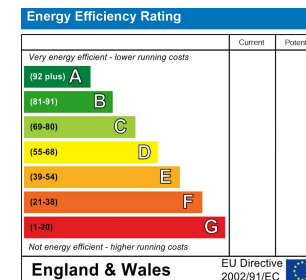








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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