PCM ESTATE AGENTS

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Price £225,000

PCM Estate Agents present to the market this SEMI-DETACHED TWO BEDROOM HOUSE, conveniently located in a sought-after region of Hastings, close to amenities nearby and having modern comforts including gas fired central heating and double glazing, along with a PRIVATE REAR GARDEN having sandstone patio.

The exceptionally well-appointed accommodation is arranged over two floors comprising a welcoming entrance hall, SPACIOUS LOUNGE, separate DINING ROOM, MODERN KITCHEN, upstairs landing, TWO GOOD SIZED DOUBLE BEDROOMS and a LOVELY MODERN BATHROOM. The rear garden is enclosed with gated side access, an Indian Sandstone patio and an area of lawn.

Viewing comes highly recommended, please contact the owners agents now to book your viewing.

COMPOSITE FRONT DOOR
Opening to;

ENTRANCE HALL
Stairs rising to upper floor accommodation, partially open plan to;

LIVING ROOM
13'8 x 11' (4.17m x 3.35m)
Inset down lights, radiator, boxed in wall mounted consumer unit for the electrics, double glazed window to side aspect.

DINING ROOM
13'8 x 11'11 (4.17m x 3.63m)
Inset down lights, radiator, under stairs storage cupboard with shelving and housing gas meter, double glazed window to rear aspect with views down the garden, doorway to;

KITCHEN
9' x 7'7 (2.74m x 2.31m)
Modern and newly fitted with a range of lower base cupboards and drawers fitted with soft close hinges and having solid wood worktops over, four ring electric hob with oven below and fitted cooker hood over, inset drainer/ sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, wall mounted vertical radiator, part tiled walls, tiled flooring, down lights, wall mounted boiler, double glazed window and door to side aspect providing access and overlooking a section of garden.

FIRST FLOOR LANDING
Spacious, with doors to;

BEDROOM
13'7 x 11' (4.14m x 3.35m)
Radiator, loft hatch, double glazed window to side aspect.

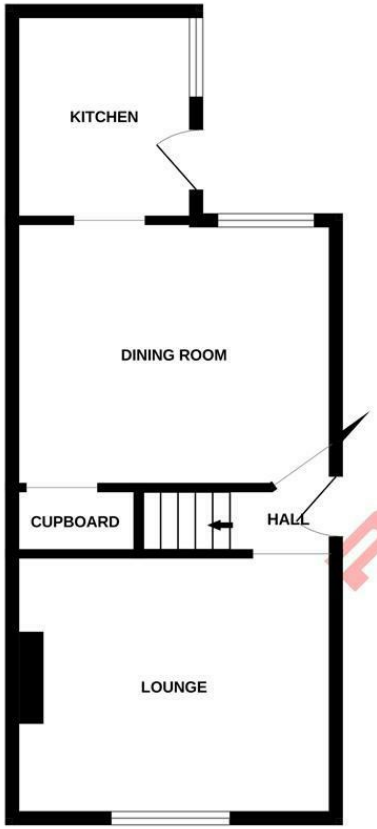
BEDROOM
11' x 10'6 (3.35m x 3.20m)
Built in wardrobe with hanging rail and shelving, radiator, double glazed window to rear aspect with views over the garden.

BATHROOM
Part tiled walls, tiled flooring, chrome ladder style heated towel rail, extractor for ventilation, combination of ceiling lighting and wall lighting, panel enclosed bath with chrome mixer tap, electric shower over bath with glass shower screen, pedestal wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc incorporating storage to the side, chrome ladder style heated towel rail, double glazed frosted glass window to side aspect.

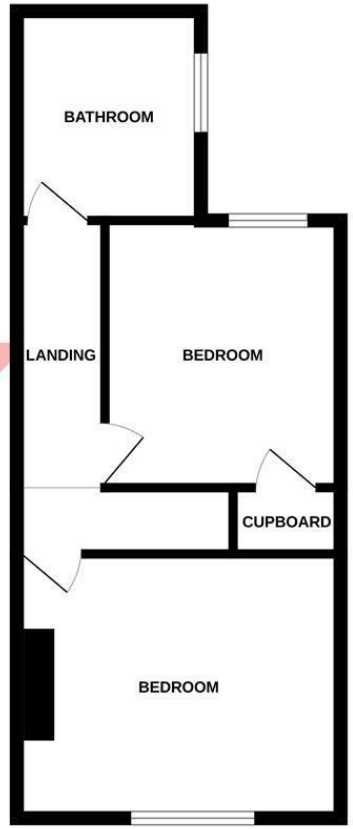
REAR GARDEN
Sandstone patio abutting the property, area of lawn, fenced boundaries and gated side access.

Council Tax Band: B

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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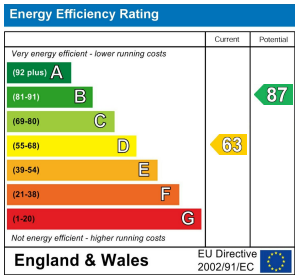

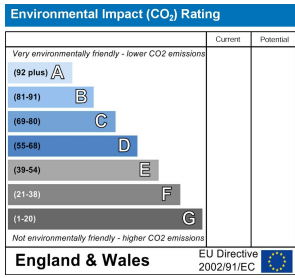

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.