



PCMA
ESTATE AGENTS

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Price £325,000

PCM Estate Agents welcome to the market this opportunity to acquire this OLDER STYLE EXTENDED SEMI DETACHED THREE BEDROOM FAMILY HOME, positioned on this sought after road within the Northern outskirts of Hastings, close to Ore where there are vast range of amenities, popular schooling establishments and Hastings Country Park.

The property has modern comforts including gas central heating and double glazing, OFF ROAD PARKING and a LOVELY LANDSCAPED LOW MAINTANENCE REAR GARDEN. The property has extended accommodation with a two storey extension off the back of the house offering more square footage than other properties on the road of a similar design.

Accommodation comprises entrance, living room, KITCHEN/DINING/FAMILY ROOM, ground floor wc, upstairs landing, MASTER BEDROOM WITH WALK IN DRESSING ROOM, two further bedrooms, a shower room with separate wc.

Viewing is highly recommended. Call us now to book.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, double glazed window to side aspect, wood laminate flooring, radiator.

LIVING ROOM/FAMILY ROOM

23' x 12'9 max narrowing to 9.7 (7.01m x 3.89m max narrowing to 2.74m.2.13m)

Measurement excludes recess.

Double glazed window to front aspect, radiator, wood laminate flooring, open fireplace, fitted unit with drawers, additional built in storage. Door to:

KITCHEN/DINING ROOM

15'5 max x 14' max (4.70m max x 4.27m max)

Fitted is fitted with a range of matching eye and base level cupboards and drawers, work surfaces over, tiled splashbacks, gas hob with extractor over and waist level oven, space for American style fridge/freezer, appliance spaces for dishwasher, washing machine and tumble dryer, stainless steel sink unit with mixer tap, coved ceiling, wood laminate flooring, ample space for dining table, radiator, double glazed windows to both side and rear elevations, double glazed French style doors opening to garden. Door to:

WC

Low flush low level wc, pedestal wash hand basin with mixer tap, tiled flooring, part tiled walls, wall mounted cupboard concealed boiler.

FIRST FLOOR LANDING

Wood laminate flooring, radiator.

BEDROOM

12'3 narrowing to 9'5 x 11'8 (3.73m narrowing to 2.87m x 3.56m)

Wood laminate flooring, radiator, built in storage cupboard, hatch providing access to loft space, double glazed window to front aspect. Door to:

DRESSING ROOM/WALK IN WARDROBE

7'3 x 5'3 (2.21m x 1.60m)

Fitted with hanging rails and shelving for clothing, wood laminate flooring, double glazed window to front aspect.

BEDROOM

17' x 7'4 (5.18m x 2.24m)

Built in double wardrobe, radiator, wood laminate flooring, downlights, double glazed window to rear aspect with lovely townscape views.

BEDROOM

13'5 x 7'7 (4.09m x 2.31m)

Wood laminate flooring, radiator, built in double wardrobe, downlights, coved ceiling, double glazed window to rear aspect.

SHOWER ROOM

Dual flush low level wc, pedestal wash hand basin, corner walk in shower enclosure with fitted shower, tiled walls, tiled flooring, heated towel rail, velux style window to the rear.

SEPARATE WC

Low level wc, wash hand basin, tiled splashbacks, tiled flooring, double glazed window to side aspect.

OUTSIDE - FRONT

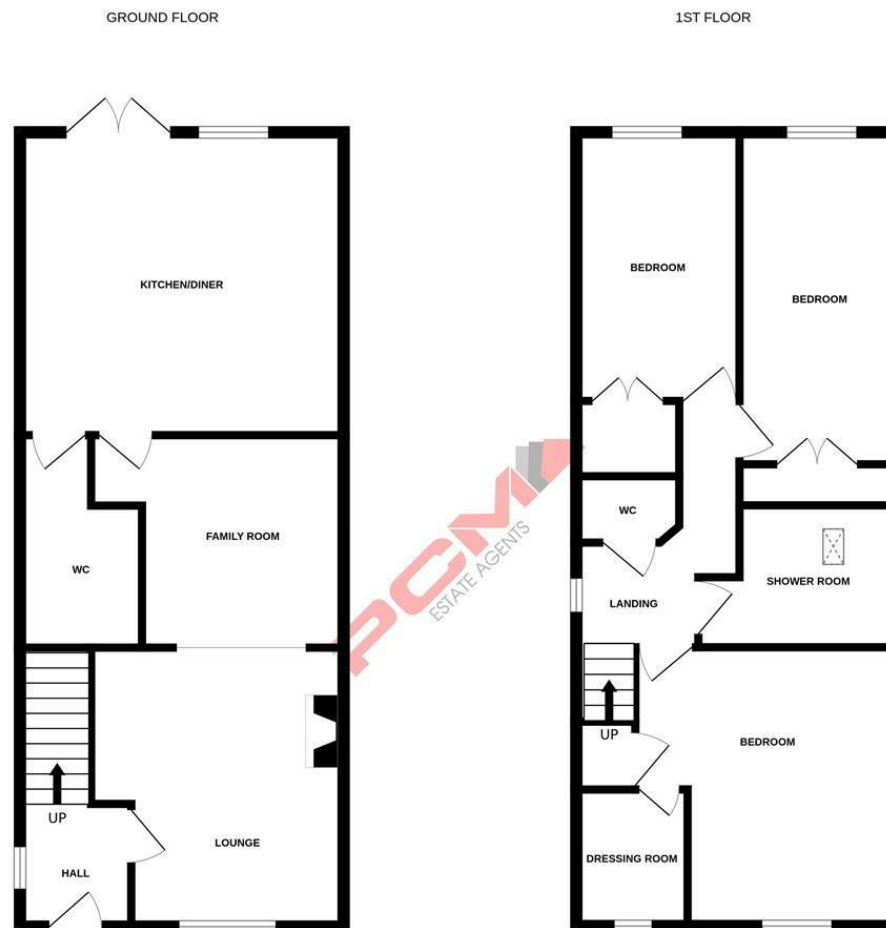
Driveway providing off road parking, few steps down to a path which leads to the front door, gated side access providing access to rear garden.

OUTSIDE - REAR

Decked patio abutting the property offering ample space for entertaining, few steps down an extended section of garden which is mainly laid to lawn, path leading to the bottom of the garden, addition decked seating area with fixed pergola, outside water tap, gated access to the side providing access to the front, greenhouse, external powerpoints. At the bottom of the garden there is a large shed/workshop which has power and light connected.

Council Tax Band: C





While 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		