



**PCMA**

ESTATE AGENTS

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**Price £385,000**

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE THREE/ FOUR BEDROOM SEMI-DETACHED FAMILY HOME, positioned on this sought-after and rareley available road on the outskirts of St Helens Woods. The property benefits from having gas fired central heating, double glazing, block paved drive providing OFF ROAD PARKING for multiple vehicles and an ENCLOSED REAR GARDEN.

Internally, this property has accommodation over two floors comprising an entrance hall, living room, OPEN PLAN KITCHEN-DINING ROOM on the back of the house with views onto the garden. What was the integral garage has been converted into an OCCASIONAL FOURTH BEDROOM/ STUDY SPACE. Upstairs there are THREE FURTHER BEDROOMS, all of which are a good size, a bathroom and a separate wc. The REAR GARDEN is laid with patio, decking and a neatly landscaped area of lawn, whilst also benefitting from FOUR SHEDS and a GREENHOUSE.

Positioned within an incredibly sought-after region of Hastings, just a short stroll from the picturesque St Helens Woods and within easy reach of popular schooling establishments. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **UPVC DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Leading to:

#### **LIVING ROOM**

22' max x 12'6 max (6.71m max x 3.81m max )

Wood laminate flooring, coving to ceiling, television point, fireplace with electric fire, double radiator, double glazed window to front aspect, stairs rising to upper floor accommodation, large opening to:

#### **KITCHEN-DINER**

20' max x 9' narrowing to 7'7 (6.10m max x 2.74m narrowing to 2.31m)

Wood laminate flooring, under stairs recessed area, radiator, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker with fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, part tiled walls, space and plumbing for washing machine, space for tall fridge freezer, space for tumble dryer, two double glazed windows to rear aspect with views onto the rear garden and pleasant

townscape views beyond, double glazed door to side aspect leading to a private passageway leading to the rear and front gardens. The passageway is partially canopied with a wooden structure.

#### **STUDY/ OPTIONAL BEDROOM**

17' x 7'8 (5.18m x 2.34m )

Dual aspect with double glazed window to side and double glazed window to front aspect, radiator, tiled flooring.

#### **FIRST FLOOR LANDING**

Half landing with radiator, double glazed window to side aspect, main landing leading to:

#### **BEDROOM**

12' x 11'4 (3.66m x 3.45m )

Radiator, double glazed window to front aspect.

#### **BEDROOM**

11' x 10'6 (3.35m x 3.20m)

Built in cupboard, radiator, double glazed window to rear aspect.

#### **BEDROOM**

9'8 x 8'7 (2.95m x 2.62m )

Double radiator, double glazed window to front aspect.

#### **BATHROOM**

Tiled walls, tile effect vinyl flooring, panelled bath with electric shower over, vanity enclosed wash hand basin, double radiator, double glazed window to side and rear aspect with opaque glass for privacy.

#### **SEPARATE WC**

Low level wc, double glazed window with opaque glass for privacy to side elevation.

#### **OUTSIDE - FRONT**

Block paved drive providing off road parking for multiple vehicles, the left hand-side boundary with raised planting bed having shrubs, side access to the rear garden.

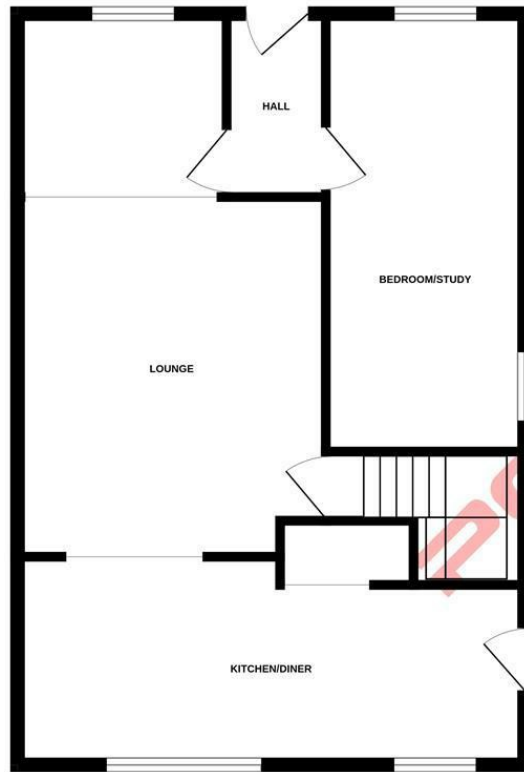
#### **REAR GARDEN**

Combination of stone patio and decking abutting the property, offering ample outdoor space to entertain, section of lawn, further patio area, four wooden sheds, greenhouse, outside water tap, fenced boundaries and side access to front.

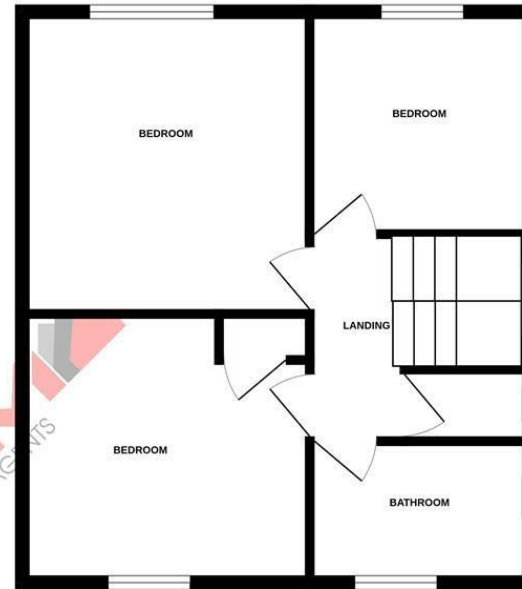
Council Tax Band: C



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		