



ESTATE AGENTS

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Price £310,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this exceptionally well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME, positioned on this sought-after road within the Ore region of Hastings, on the northern outskirts of the town, close to amenities including popular schooling establishments.

Accommodation comprises a welcoming entrance hall, well-decorated lounge, MODERN OPEN PLAN KITCHEN-DINING ROOM with views and access onto the garden, lean-to with access to a DOWNSTAIRS WC, upstairs landing, THREE BEDROOMS and a bathroom. The property also has the benefit of gas central heating and double glazing.

A standout feature of this FAMILY HOME is the LOVELY GARDEN having a patio and areas of lawn. There is also an enclosed garden area to the front of the property.

Viewing comes highly recommended for anyone seeking a LOVELY HOME in this location. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Bright and welcoming with wood flooring, under stairs storage cupboard, stairs rising to upper floor accommodation, down lights, radiator, partially wood panelled walls, double glazed window to side aspect, doors to:

LOUNGE

14'8 x 11'8 (4.47m x 3.56m)

Vertical radiator, fireplace, television point, double glazed window to front aspect.

KITCHEN-DINING ROOM

19'1 max x 13' narrowing to 10'6 (5.82m max x 3.96m narrowing to 3.20m)

Fitted with a matching range of eye and base level cupboards and drawers with solid wood worksurfaces over, electric induction hob with cooker hood over and oven below, inset ceramic one & ½ bowl drainer-sink with mixer tap, part tiled walls, breakfast bar seating area, integrated wine cooler, integrated dishwasher, apace for tall fridge freezer, breakfast bar seating area, combination of down lights and pendant lighting over the breakfast bar seating area, continuation of the wood flooring, column style vertical radiator, wall mounted cupboard concealed boiler, double glazed French doors to rear aspect providing access to

the rear garden, double glazed window to rear aspect with views onto the garden, door to the side opening to a lean-to providing front and rear access as well as access to the downstairs wc.

LEAN-TO

9'8 x 3'6 (2.95m x 1.07m)

Double glazed windows to front and rear aspects, access to the front and rear gardens, tiled flooring, door to:

DOWNSTAIRS WC

Low level wc.

FIRST FLOOR LANDING

Cupboard over the stairs, double glazed window to side aspects, loft hatch, access to:

BEDROOM

13'6 x 11'3 (4.11m x 3.43m)

Wood flooring, radiator, built in cupboard, double glazed window to front aspect.

BEDROOM

11'5 narrowing to 10' x 11'2 (3.48m narrowing to 3.05m x 3.40m)

Radiator, double glazed window to rear aspect.

BEDROOM

9'7 x 8'2 (2.92m x 2.49m)

Wood flooring, radiator, built in cupboard, double glazed window to rear aspect.

BATHROOM

Low level wc, pedestal wash hand basin with electric shower over, glass shower screen, part tiled walls, heated towel rail, double glazed pattern glass window to side aspect.

REAR GARDEN

A lovely feature of the property with a sandstone patio abutting the property, offering ample space for table and chairs to eat al-fresco and entertain. The garden open's up onto a section of lawn with two mature palm tree's, two further decked patio areas, outside water tap, planting areas and access to:

OUTBUILDING

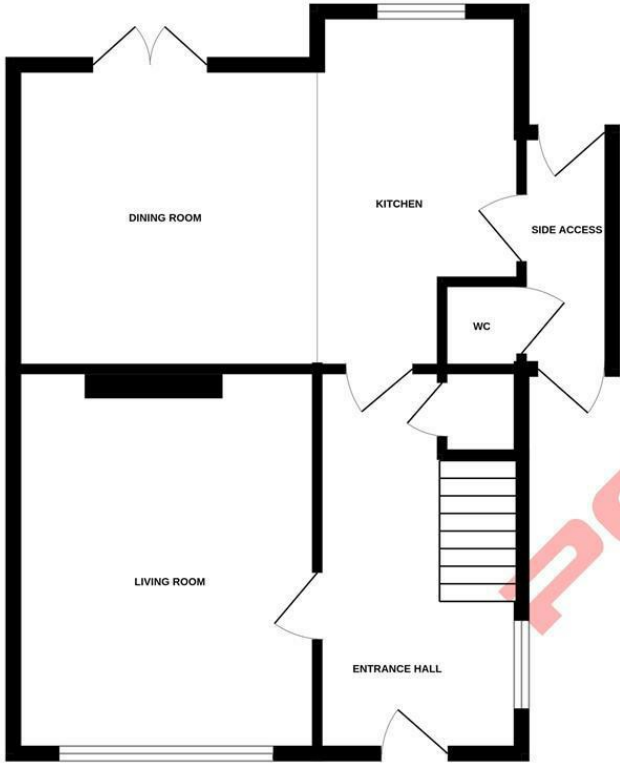
11'9 x 9' (3.58m x 2.74m)

Space and plumbing for washing machine and tumble dryer, power and lighting.

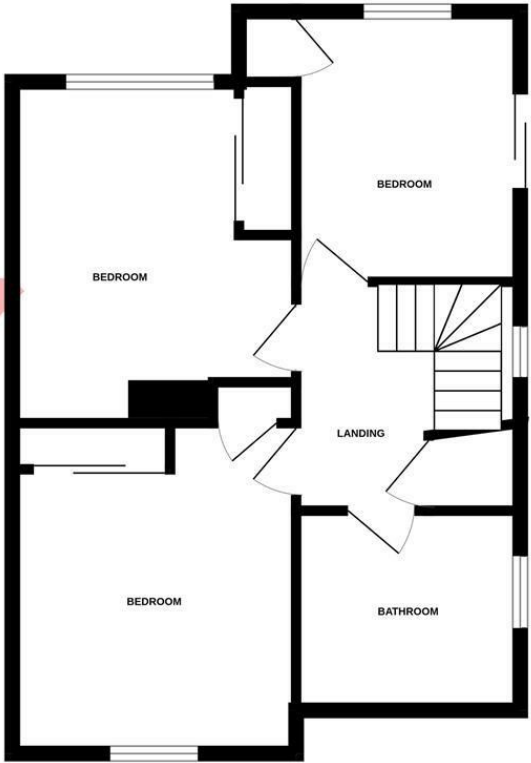
Council Tax Band: B



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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