



ESTATE AGENTS

**11, Churchill Avenue, Hastings, TN35 4LD**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £300,000**



PCM Estate Agents are delighted to present to the market this exceptionally well-presented MID TERRACED FOUR BEDROOM HOUSE located on the outskirts of Hastings, offering exceptionally well-presented and well-proportioned accommodation close to popular schooling establishments and local amenities and an excellent A RATED EPC.

Inside, the property has a spacious entrance hall, GOOD SIZED LIVING ROOM, open plan DUAL ASPECT KITCHEN-DINING ROOM and a DOWNSTAIRS WC. Upstairs, the landing provides access to FOUR VERY GOOD SIZED BEDROOMS and a MODERN FAMILY BATHROOM. The property is set back from the road with a good sized front garden and the rear garden is terraced with a stone patio abutting the property, with a few steps up onto a further section of garden. The house enjoys benefits including gas fired central heating and double glazing.

The property must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing to avoid disappointment

#### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Leading to;

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, column style radiator, telephone point, oak flooring, under stairs storage cupboard, further built in cupboard, door to;

#### **DOWNSTAIRS WC**

Dual flush low level wc incorporating a wash hand basin with chrome mixer tap, tiled walls, underfloor heating, extractor for ventilation and down lights.

#### **LIVING ROOM**

13'6 x 12'3 (4.11m x 3.73m)

Well-decorated space with wall mounted column style radiator, continuation of the oak flooring, recessed shelving and built in storage units, fireplace with inset wood burning stove, television point, double glazed windows and French doors to rear aspect allowing for a pleasant outlook and access onto the garden with made to measure bespoke fitted plantation shutters.

#### **KITCHEN-DINING-FAMILY ROOM**

22'9 x 9'2 (6.93m x 2.79m)

Impressive open plan reception space which is definitely the 'hub of the the home' enjoying a newly fitted kitchen with a matching range of eye and base level cupboards and drawers with solid wood worktops over, breakfast bar seating area, part tiled walls, four ring gas hob with fitted cooker hood over and electric fan assisted oven below, stainless steel Franke sink with mixer tap and drainer boards, built in microwave, integrated dishwasher and washing machine, space for tall fridge freezer, wall mounted vertical column style radiator, continuation of the oak flooring, ample space for dining table, dual aspect double glazed window to front and double glazed French doors providing a pleasant outlook and access onto the garden.

#### **FIRST FLOOR LANDING**

Spacious with loft hatch providing access to loft space, built in cupboard, column style radiator, door to;

#### **BEDROOM ONE**

13'5 x 11' (4.09m x 3.35m)

Built in wardrobes, LVT flooring, column style radiator, double glazed window to rear aspect with pleasant views onto the garden.

#### **BEDROOM TWO**

13'9 x 9'2 (4.19m x 2.79m)

LVT flooring, radiator, two double glazed windows to rear aspect.

#### **BEDROOM THREE**

14' max x 9'6 narrowing to 7'6 (4.27m max x 2.90m narrowing to 2.29m)

LVT flooring, two double glazed windows to front aspect with pleasant views extending over rooftops and out to countryside.

#### **BEDROOM FOUR**

10'5 x 7'3 narrowing to 5'7 (3.18m x 2.21m narrowing to 1.70m)

Wall mounted vertical column style radiator, LVT flooring, built in wall unit and desk, double glazed window to front aspect with pleasant views over rooftops and out to countryside.

#### **BATHROOM**

Modern fitted suite comprising a P shaped panelled bath with mixer tap, shower fixing over bath with waterfall style shower head and further handheld shower attachment, glass shower screen, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, art tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed opaque glass window to front aspect.

#### **OUTSIDE - FRONT**

The property is set back from the road with pathway and handrail leading to the front door and an area of lawn.

#### **REAR GARDEN**

Landscaped and terraced with a sandstone patio abutting the property, wooden steps rising to the main section of garden which is partially laid to lawn with a further decked canopied patio, a raised planting bed and a greenhouse, secure side gated access allowing access to the front.

#### **OUTBUILDING/ STORAGE ROOM**

8'6 x 7'7 (2.59m x 2.31m)

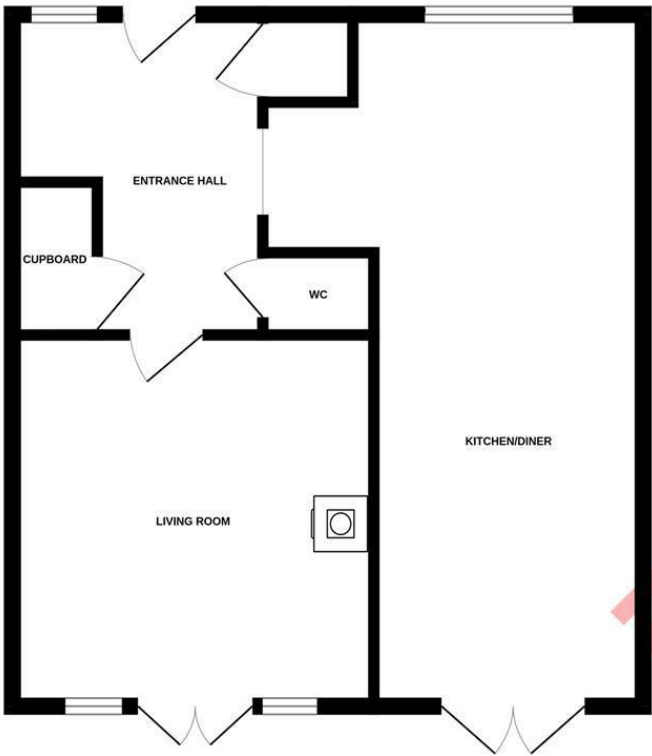
Window to rear aspect, power and light, sink with hot and cold running water.

Council Tax Band: C

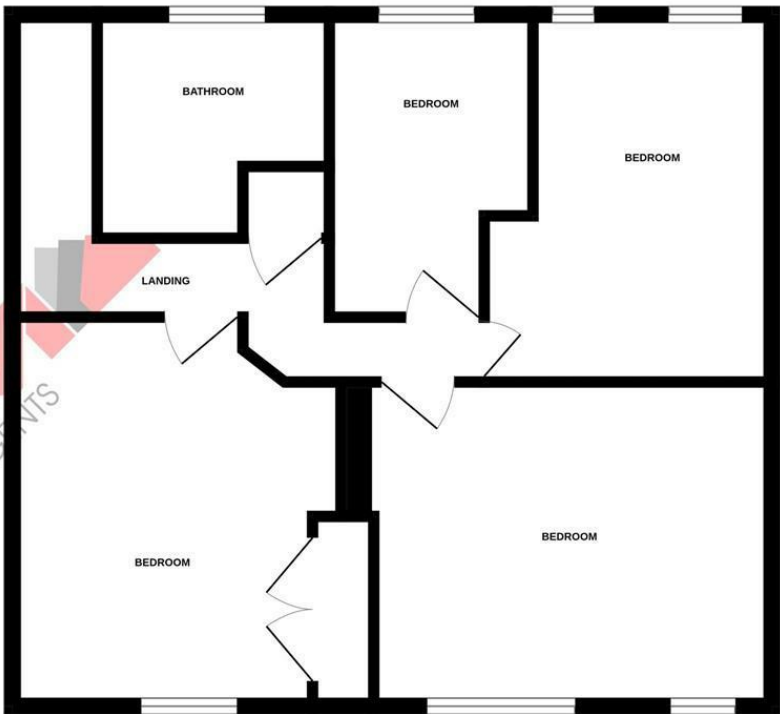




GROUND FLOOR



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.  
Made with Metropix ©2023



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 | 100                     | 100       |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |