



10, Ivy Gardens, Hastings, TN35 5FA

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £250,000

PCM Estate Agents are delighted to present this beautifully presented TWO DOUBLE BEDROOM MODERN END OF TERRACE HOUSE located within this sought after PRIVATE DEVELOPMENT in the Ore Village region of Hastings, within easy reach of local schooling making this an IDEAL FAMILY HOME.

The accommodation is beautifully presented throughout and comprises a GENEROUS KITCHEN/DINER with INTEGRATED APPLIANCES, lounge with access out to the garden, DOWNSTAIRS WC, first floor landing, TWO DOUBLE BEDROOMS and a luxury bathroom suite.

Externally the property has its own PRIVATE ENCLOSED REAR GARDEN and to the front there is an allocated parking space.

Located towards the northern outskirts of Hastings with a range of local shops and amenities and good transport links to Hastings Town Centre. Please call us now to arrange your appointment to view.

PRIVATE FRONT DOOR

Opening to:

KITCHEN/BREAKFAST ROOM

14'1 max x 11'2 max (4.29m max x 3.40m max)

Beautifully presented modern fitted kitchen comprising a range of eye and base level units with work surfaces, four ring gas hob with extractor above and oven below, integrated washing machine, integrated dishwasher, stainless steel inset sink with mixer tap, space for fridge/freezer, space for breakfast table and chairs, double glazed window to front aspect, radiator, door to lounge.

WC

Dual flush wc, wash hand basin with tiled splashback and storage below, extractor fan.

LOUNGE

14'11 x 11'3 (4.55m x 3.43m)

Double glazed sliding patio doors opening to rear aspect leading out to the garden, staircase to upper floor accommodation with cupboard under stairs, radiator.

FIRST FLOOR LANDING

Loft hatch, double glazed obscured glass window to side aspect.

BEDROOM

12'2 x 11'2 (3.71m x 3.40m)

Built in storage cupboards, double glazed window to rear aspect enjoying a pleasant outlook, radiator.

BEDROOM

11'2 x 11'1 (3.40m x 3.38m)

Two double glazed windows to front aspect, radiator.

BATHROOM

Luxury bathroom suite comprising panel bath with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin with tiled splashback and storage below, part tiled walls, chrome ladder style radiator, skylight, extractor fan, shaver point.

FRONT GARDEN

The property benefits from an allocated parking space. This is in addition to allocated visitor parking bays.

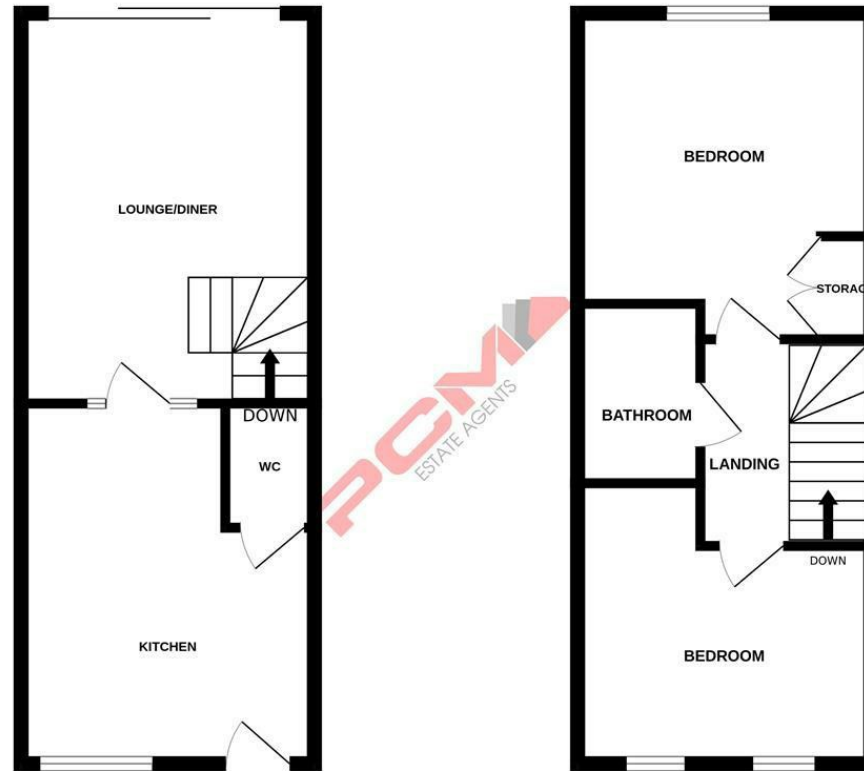
REAR GARDEN

A private enclosed rear garden featuring a patio area abutting the property in addition to an area of decking towards the end of the garden, both of which offer ample space for seating. The garden is predominantly laid to lawn with enclosed fenced boundaries, storage shed, gate providing side access to the front of the property.



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) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		