



ESTATE AGENTS

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Offers In Excess Of £400,000

Located in this highly sought-after and PRIME POSITION directly opposite the picturesque Alexandra Park is this BEAUTIFULLY PRESENTED OLDER STYLE FOUR BEDROOMED SEMI DETACHED HOUSE.

The property offers SPACIOUS ACCOMMODATION arranged over two floors comprising an entrance hallway, LOUNGE with BAY WINDOW overlooking the picturesque Alexandra Park, separate 21ft MODERN FITTED KITCHEN-DINER with bi-fold doors onto the garden, first floor landing, FOUR BEDROOMS and a family bathroom. A particular feature of this property is its LARGE PRIVATE AND SECLUDED REAR GARDEN.

Located on this highly sought-after road directly opposite the park and within close proximity to Hastings town centre with its mainline railway station. Viewing comes highly recommended for those seeking a BEAUTIFULLY PRESENTED and SPACIOUS FAMILY HOME. Please call the owners agents now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to,'

SPACIOUS ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboards, radiator, wall mounted thermostat control, door to;

LOUNGE

16'1 max x 15' (4.90m max x 4.57m)

Double glazed bay window to front aspect enjoying a pleasant outlook over Alexandra Park, feature log burner, storage/ window seat built into bay, radiator, television point, return door to hallway, door to;

OPEN PLAN KITCHEN-DINER

21'6 x 13'10 (6.55m x 4.22m)

Beautifully presented modern fitted kitchen-diner comprising a range of eye and base level units with worksurfaces over and bi-fold doors onto the garden, integrated double oven, induction hob with extractor above, inset sink with mixer tap and instant hot water, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, island providing additional storage and breakfast bar, space for dining table, two radiators, under stairs storage cupboard and inset ceiling spotlights.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

15'9 max x 12'2 (4.80m max x 3.71m)

Double glazed bay window to front aspect enjoying a pleasant outlook over Alexandra Park, radiators, storage cupboard and shelving built into recess.

BEDROOM

11'9 x 10'8 (3.58m x 3.25m)

Double glazed window to rear aspect overlooking the garden, radiator.

BEDROOM

9'4 x 6'11 (2.84m x 2.11m)

Double glazed window to rear aspect overlooking the garden, radiator.

BEDROOM

7'11 x 6'5 (2.41m x 1.96m)

Double glazed window to front aspect, radiator.

BATHROOM

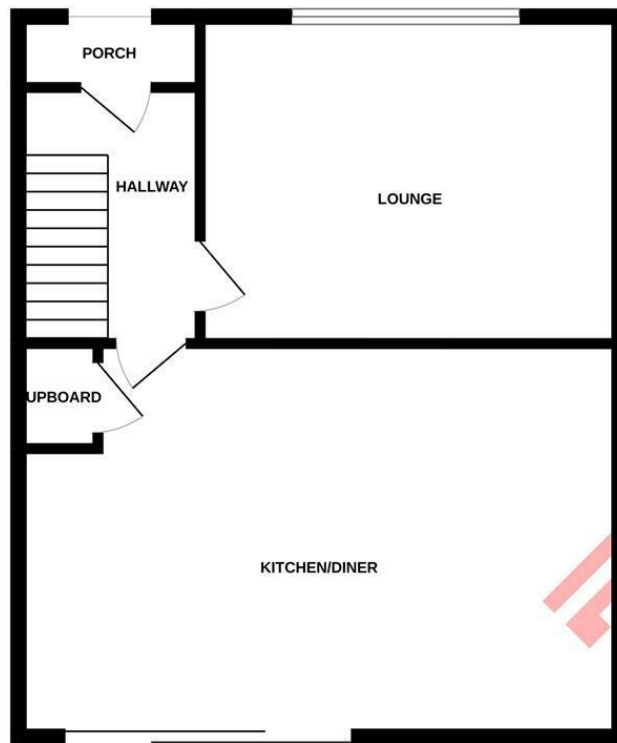
The bathroom is due to be replaced at the end of January 2025. Modern fitted bathroom comprising an L shaped panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, obscured windows to side aspect

REAR GARDEN

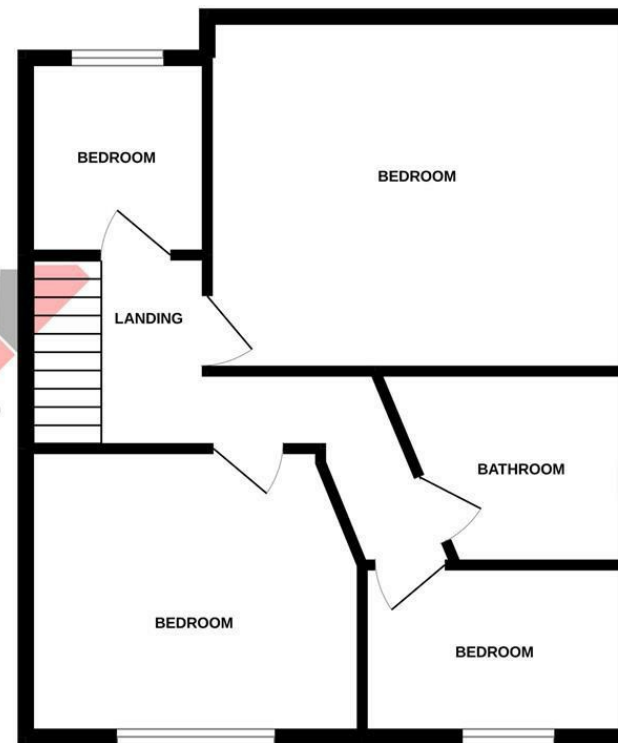
A delightful feature of this property is its large tiered rear garden accessed from bi-fold doors to a spacious area of artificial lawn which is ideal for entertaining, stairs rising to a large area of lawn featuring a range of mature shrubs and plants, storage sheds. Towards the top of the garden is an additional storage shed and a spacious decking area that is ideal for seating, and side access to the front of the property.



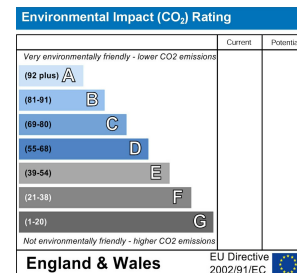
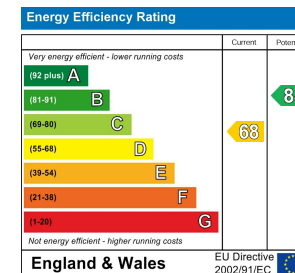
GROUND FLOOR



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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