



**20, Tenterden Rise, Hastings, TN34 2HH**

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**Offers In Excess Of £280,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE TERRACED THREE BEDROOM HOUSE conveniently positioned in this incredibly sought-after location with gas central heating, double glazing and LOVELY VIEWS. The property also has the benefit of a GARAGE located in a block.

This FAMILY HOME offers accommodation arranged over two floors comprising an entrance hall, LARGE LIVING ROOM, separate DINING ROOM, MODERN KITCHEN, upstairs landing, THREE BEDROOMS with built in storage and a MODERN BATHROOM. The REAR GARDEN is a delightful feature enjoying a pleasant and private aspect with LOVELY TOWNSCAPE VIEWS and even views to Hastings Castle.

Positioned on this sought-after road within easy reach of popular schooling establishments and bus routes. Viewing comes highly recommended, please call the owners agents now to book your viewing.

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

Opening to:

#### **ENTRANCE HALL**

Radiator, doorway leading to:

#### **SPACIOUS LIVING ROOM**

17'3 x 14'8 max narrowing to 12'3 (5.26m x 4.47m max narrowing to 3.73m)  
Stairs rising to first floor accommodation, under stairs recess, double radiator, wall mounted thermostat control for gas fired central heating, down lights, television point, double glazed window to front aspect, archway leading to:

#### **DINING ROOM**

10'7 x 8'8 (3.23m x 2.64m)  
Wood laminate flooring, radiator, double glazed French doors with windows either side providing an outlook and access onto the garden with far reaching townscape views beyond.

#### **KITCHEN**

13'4 x 8'4 (4.06m x 2.54m )  
Modern and fitted with a range of eye and base level cupboards and drawers, complimentary worksurfaces, inset resin drainer-sink with mixer tap, four ring gas hob with extractor over and waist level oven, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, part tiled walls, tile effect vinyl flooring, storage cupboards, wall mounted boiler, double glazed window to rear aspect with lovely views over the garden and townscape views beyond.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, storage cupboard with shelving.

#### **BEDROOM ONE**

12'4 max x 9'6 max (3.76m max x 2.90m max)

Coving to ceiling, radiator, recess providing wardrobe space with hanging rail and shelf, double glazed window to front aspect.

#### **BEDROOM TWO**

10'9 narrowing to 8'7 x 10'9 (3.28m narrowing to 2.62m x 3.28m)

Radiator, coving to ceiling, built in wardrobe, double glazed window to rear aspect with views over the garden and townscape views beyond, even viewings to Hastings Castle.

#### **BEDROOM THREE**

7'9 x 7'5 (2.36m x 2.26m)

Built in wardrobes, radiator, coving to ceiling, down lights, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with electric shower over bath, chrome mixer tap and shower attachment, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, ladder style heated towel rail, wood effect vinyl flooring, extractor fan for ventilation, double glazed pattern glass windows to rear aspect.

#### **OUTSIDE - FRONT**

The property is set back from the road with steps and path to the front door. The front boundary includes a lawned area beyond the wall and up to the path at the top of this.

#### **REAR GARDEN**

Sympathetically terraced with several seating areas, patio abutting the property allowing for ample space for patio furniture to relax, eat al-fresco, entertain and also to take in those lovely views. From the patio there is a further decked seating area, section of lawn and another patio at the bottom of the garden with rear gated access. Fenced boundaries, outside power point and outside water tap.

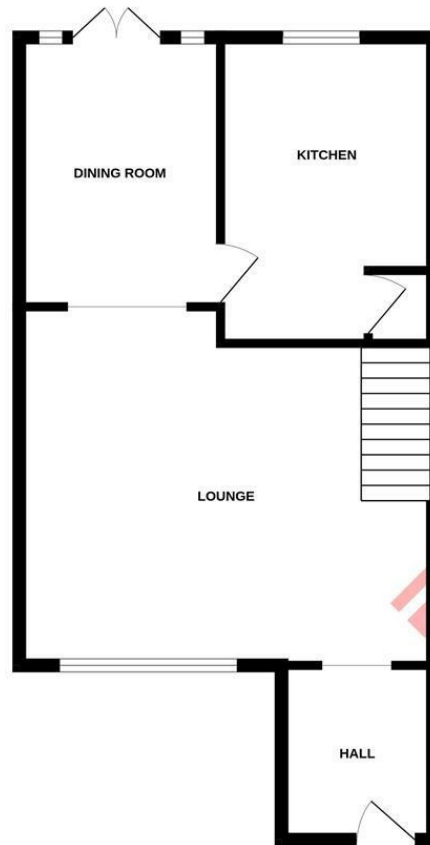
#### **GARAGE**

In block located nearby, up and over door.

Council Tax Band: C



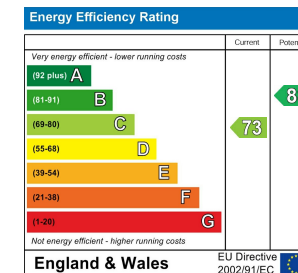
GROUND FLOOR



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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