



ESTATE AGENTS

30, Fairstone Close, Hastings, TN35 5EZ

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Price £300,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this well-presented THREE BEDROOM SEMI-DETACHED HOUSE, conveniently located on this incredibly sought-after road within the Northern outskirts of Hastings, within easy reach of Hastings Country Park and with GLORIOUS SEA VIEWS.

Inside, you are greeted by a spacious porch leading to the entrance hall, DOWNSTAIRS WC, DUAL ASPECT LOUNGE-DINER and the MODERN KITCHEN, whilst upstairs there are THREE BEDROOMS and a bathroom with shower over the bath. The property has gas fired central heating, double glazing and a GARAGE located in a block to the rear. The property has LOVELY SEA VIEWS from the front facing accommodation, particularly the front bedrooms which offer FAR REACHING VIEWS over Hastings to the sea. There is a LOVELY LANDSCAPED GARDEN with seating areas and also a good sized front garden.

This FAMILY HOME must be viewed to fully appreciate the convenient position and accommodation on offer, within easy reach of Hastings Country Park, popular schooling establishments and nearby amenities within Ore.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

PORCH

Tiled flooring with two port hole style windows to both side aspects, double glazed window to front aspect, further double glazed door to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, telephone point, radiator, under stairs storage cupboard, doors to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin with mixer tap, down lights, extractor fan for ventilation.

DUAL ASPECT LOUNGE-DINING ROOM

25' max x 11'1" narrowing to 9'2" (7.62m max x 3.38m narrowing to 2.79m)
Double glazed French doors to rear aspect opening into the garden, double glazed bow window to front aspect with views over the front garden and partial views of the sea between neighbouring properties, wood flooring, coving to ceiling, feature fireplace, television point, radiator, door to:

KITCHEN

11'7" x 7'9" (3.53m x 2.36m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces

over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, radiator, double glazed door to side aspect, double glazed window to rear aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space, coving to ceiling, airing cupboard, doors to:

BEDROOM ONE

12'9" x 10'4" (3.89m x 3.15m)

Exposed wooden floorboards, coving to ceiling, double glazed window to front aspect having far reaching views over Hastings to the sea.

BEDROOM TWO

12'6" x 10'3" (3.81m x 3.12m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM THREE

8'3" x 7'6" (2.51m x 2.29m)

Built in wardrobe, double glazed window to front aspect having views over Hastings and to the sea.

BATHROOM

P shaped panelled bath with mixer tap and electric shower over, glass shower screen, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, tiled flooring, heated towel rail, down lights, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Good sized front garden, mainly laid to lawn with sympathetically laid out steps leading to the front door. Front garden with established plants, shrubs and small trees.

REAR GARDEN

Concrete patio abutting the property providing ample space for table & chairs and potted plants, providing a perfect space to eat al-fresco or have a quiet moment. From here, there are steps ascending to the top of the garden offering a level and useable space being laid to lawn with a variety of mature plants, shrubs and climbing plants. There is also an outside water tap, gated side access to front, rear gated access to the garage.

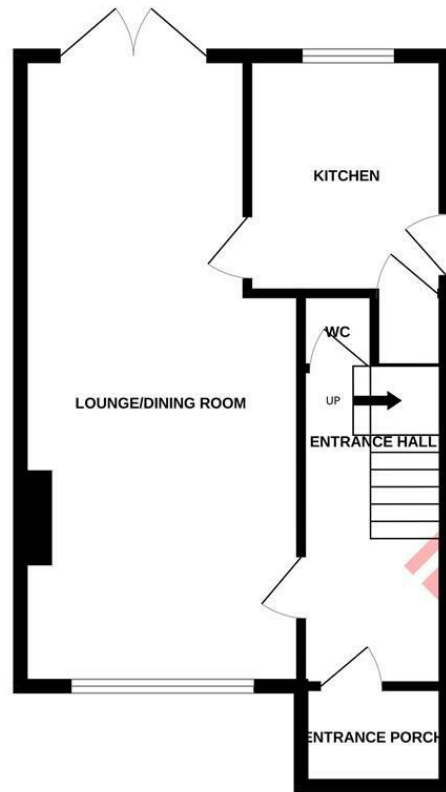
GARAGE

Located at the rear with up and over door and the ability to park in front.

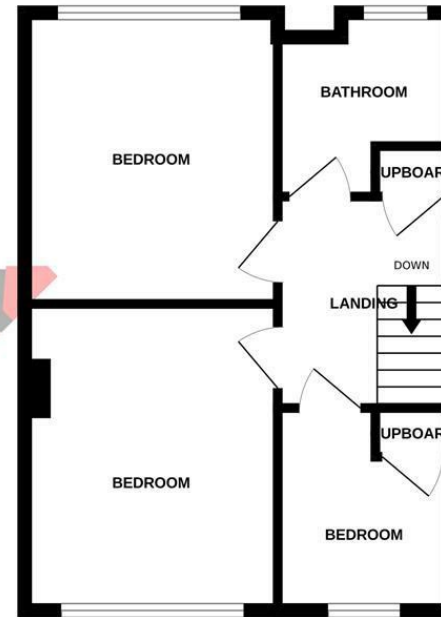
Council Tax Band: C



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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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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		