

ESTATE AGENTS

10, Winchelsea Lane, Hastings, TN35 4LG

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Price £325,000

PCM Estate Agents are delighted to present to the market this SEMI DETACHED FOUR BEDROOM FAMILY HOME with well proportioned accommodation arranged over two floors. Offered to the market CHAIN FREE.

Accommodation comprises a ground floor entrance hall, DOWNSTAIRS CLOAKROOM, TWO BEDROOMS, upstairs landing, GOOD SIZED LIVING ROOM, sliding doors opening onto a BALCONY, MODERN KITCHEN, TWO FURTHER BEDROOMS and a MODERN BATHROOM. The property is in GOOD DECORATIVE ORDER throughout. The property also benefits from having a good sized driveway to the front providing OFF ROAD PARKING for numerous vehicles.

The property is conveniently located in reach of popular schooling establishments and amenities located within Ore Village and also bus routes that give access to Hastings Town Centre with its comprehensive range of shopping sporting recreational facilities, main line railway station, seafront and promenade.

Call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Wood effect laminate flooring, two radiators, stairs rising from the hallway to first floor landing and accommodation.

CLOAKROOM

Wood effect vinyl flooring, double glazed window with pattern glass to front aspect, dual flush low level wc, wash hand basin with mixer tap, tiled splash back, radiator,

BEDROOM

11'3" x 10'9" excluding wardrobe recess (3.43 x 3.28 excluding wardrobe recess)

Wood effect laminate flooring, television point, radiator, built-in wardrobe with sliding doors, double glazed window to front aspect.

BEDROOM

20'5" x 9'2" (6.22 x 2.79)

Built-in cupboard, consumer unit for the electrics and gas meter, radiator, double glazed window to the front aspect

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft area, built-in cupboard.

LIVING ROOM

16'7" x 12'2" (5.05 x 3.71)

Coved ceiling, down lights, wood effect laminate flooring, television point, television point, telephone point, double glazed sliding patio door to front aspect opening onto balcony.

BALCONY

10'10" x 5'6" (3.30 x 1.68)

Glass and metal balustrade, pleasant views over Winchelsea Lane and views over roof tops towards the countryside.

KITCHEN

10'1" x 9'5" (3.07 x 2.87)

Double glazed window to front aspect enjoying views between rooftops, stainless steel inset one and a half bowl sink with mixer spray tap over, range of modern high gloss base units comprising cupboards and drawers set beneath, granite work surfaces with matching up stand, matching wall units over, stainless steel and glass chimney style cooker hood with stainless steel back plate over inset four ring induction hob, stainless steel double oven and grill, integrated dishwasher, integrated microwave, radiator, inset ceiling spotlighting, return door to landing.

BEDROOM

12'3" x 10'8" (3.73 x 3.25)

Coved ceiling, down lights, radiator, built-in wardrobe with mirrored sliding doors, double glazed sliding patio doors to rear garden.

BEDROOM

9'7" x 7'5" (2.92 x 2.26)

Coved ceiling, down lights, radiator, wood effect laminate flooring, double glazed sliding patio doors opening to garden.

BATHROOM

P shaped panelled bath with chrome mixer tap, shower over bath with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, ladder style heated towel rail, vanity unit, tiled walls, tiled flooring, down lights, wall mounted mirror, double glazed frosted glass window to rear aspect.

REAR GARDEN

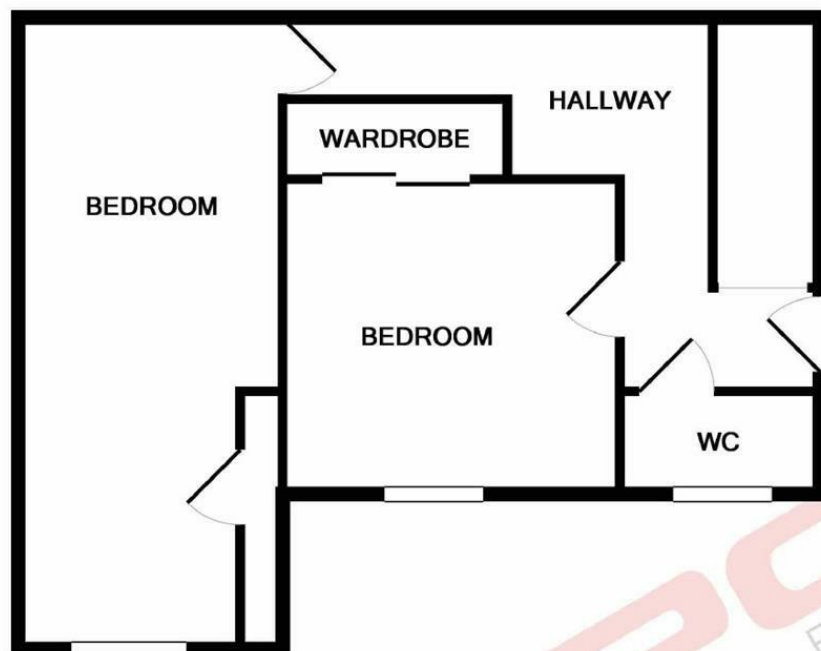
Landscaped terraced garden with a stone/ paved patio abutting the property, gated access with steps descending to the driveway, steps up to two further sections of garden laid with wooden decking and offering ample outside space to entertain. There is a summer house, garden bar and hot tub incorporated within the sale, fenced boundaries and outside power points.

FRONT GARDEN

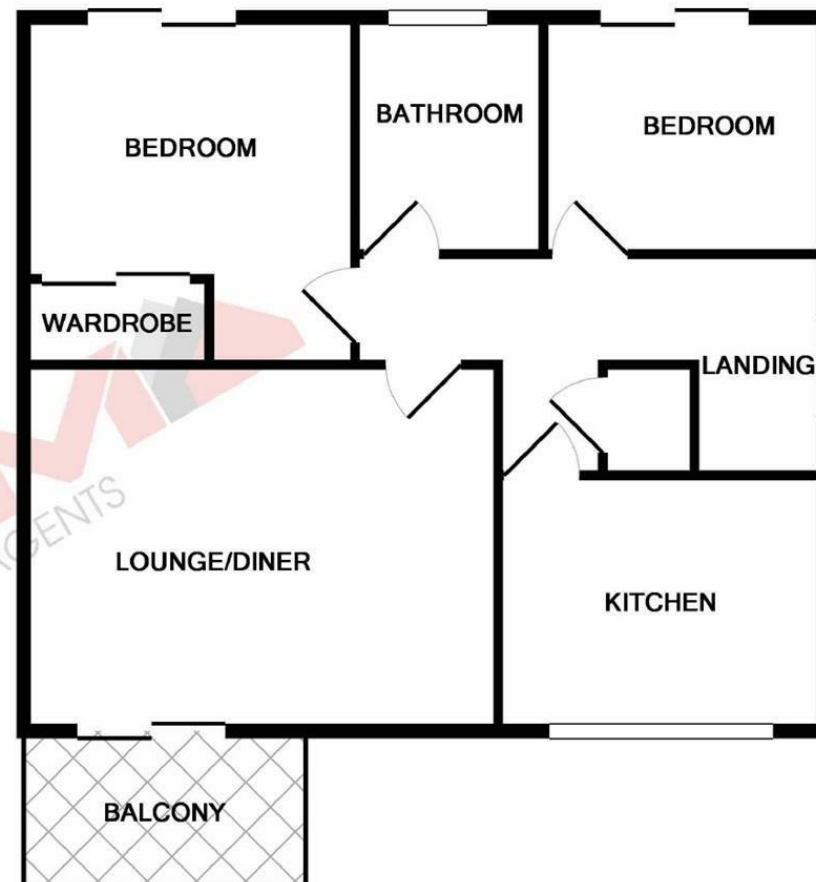
Driveway to front is resin driveway, walled boundaries, outside water tap.

Council Tax Band: C





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

