



ESTATE AGENTS

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Price £340,000

PCM Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME located in the sought-after Blacklands region of Hastings, within easy reach of local schooling.

Offering spacious accommodation throughout comprising a generous entrance porch, hallway, lounge, EAT IN KITCHEN-DINER which leads to an additional SITTING ROOM, rear porch/ UTILITY room and DOWNSTAIRS WC, whilst to the first floor there are THREE BEDROOMS and a bathroom. Externally the property enjoys a PRIVATE AND ENCLOSED REAR GARDEN, with a particular feature being the FANTASTIC GARDEN ROOM which offers a further living/ entertaining space. To the front of the property there is a driveway providing OFF ROAD PARKING.

Located within a sought-after area, whilst also being within easy reach of Alexandra Park and Hastings town centre. The property is considered ideal for those looking for a SPACIOUS FAMILY HOME. Please call now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Spacious with double glazed windows to front and side aspects, ample space for coats and shoes etc, door to:

HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, double glazed window to side aspect.

LOUNGE

13' x 10'2 (3.96m x 3.10m)

Double glazed window to front aspect, radiator.

(Currently used as a bedroom)

KITCHEN-DINER

16'7 x 10'9 max (5.05m x 3.28m max)

Comprising a range of eye and base level units with breakfast bar and worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, space and plumbing for washing machine, one & ½ bowl stainless steel inset sink with mixer tap, dining area offering ample space for dining table and chairs, radiator, doorway to:

SITTING ROOM

10'4 x 9'2 (3.15m x 2.79m)

Used as an additional lounge/ playroom. Double glazed window and door to rear aspect leading out to the garden, radiator, door to:

UTILITY ROOM

Double glazed window to side aspect, part double glazed door to rear aspect leading out to the garden.

DOWNSTAIRS WC

Dual flush wc, wash hand basin, par tiled walls, double glazed obscured window to side aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

10'9 x 10'2 (3.28m x 3.10m)

Double glazed window to rear aspect, radiator.

BEDROOM

12'10 x 10'2 (3.91m x 3.10m)

Double glazed window to front aspect, radiator.

BEDROOM

10'1 x 6'4 (3.07m x 1.93m)

Built in storage cupboard, double glazed window to front aspect, radiator.

BATHROOM

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with storage below, part tiled walls, double glazed obscured window to rear aspect.

GARDEN

Private and enclosed family friendly garden, having a mixture of block paving and decking providing ample space for seating and entertaining, large storage shed.

GARDEN ROOM

15'2 x 9'5 (4.62m x 2.87m)

A fantastic addition to the garden featuring power and lighting, double glazed windows to rear and side aspects, double glazed sliding doors to front aspect, with access to a loft area providing additional storage space.

OUTSIDE - FRONT

The property is set back from the road with a large block paved driveway.

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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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	

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.