



ESTATE AGENTS

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**Offers In Excess Of £300,000**

PCM Estate Agents are delighted to present to the market this beautifully styled THREE BEDROOM SEMI-DETACHED HOME, enviably positioned along a sought-after road just moments from the picturesque Alexandra Park and within easy reach of Silverhill's shops, cafes and local amenities.

The accommodation offers an inviting blend of space and comfort, beginning with an impressive porch and welcoming entrance hall. The generous LOUNGE-DINER provides the perfect setting for both relaxing and entertaining, enhanced by an abundance of natural light and a feature WOOD BURNER, while the thoughtfully designed kitchen ensures both practicality and style. Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS served by a CONTEMPORARY FAMILY BATHROOM.

The REAR GARDEN is a true highlight, cleverly landscaped to provide distinct areas for every occasion, whether it's morning coffee on the patio, entertaining on the deck, or enjoying the lawn with family and friends, there is also gated access into Coronation woods a lovely back drop to this family home.

Bright, airy, and beautifully maintained throughout, this is a home that combines modern living with a highly desirable location.

Viewing is highly recommended to fully appreciate what this property has to offer.

#### **UPVC WOODEN DOOR**

Leading to:

#### **ENTRANCE PORCH**

8'4 x 4'3 (2.54m x 1.30m)

Wood flooring, double glazed window to side aspect, coat hooks, spotlights, oak wood surround opening to:

#### **HALLWAY**

6'6 max x 6'7 max (1.98m max x 2.01m max )

Tiled flooring, under stairs storage cupboard, radiator, fire alarm.

#### **LOUNGE-DINER**

20'3 x 11'5 (6.17m x 3.48m)

Wood laminate flooring, stylish lighting, double radiator, wood burner, ample space for dining table and chairs, full width double glazed window, further double glazed window and door leading out to the patio and garden area.

#### **KITCHEN**

14'3 x 9'11 (4.34m x 3.02m)

Tiled flooring, wooden worksurface, base level cupboards and drawers, cupboard housing the wall mounted boiler, space for fridge freezer, range cooker with five burner gas hob, extractor fan, integrated dishwasher and washing machine, radiator, double glazed window to side aspect with blinds, double glazed window to rear aspect, double glazed door leading to patio garden.

#### **FIRST FLOOR LANDING**

Large double glazed window, loft hatch providing access to loft space.

#### **BEDROOM**

11'6 x 8'1 (3.51m x 2.46m)

Coving to ceiling, large double glazed window to front aspect.

#### **BEDROOM**

11'5 x 11'6 (3.48m x 3.51m)

Large double glazed window to rear aspect overlooking the rear garden and enjoying a green outlook, radiator.

#### **BEDROOM**

8'2 max x 9'11 max (2.49m max x 3.02m max )

Large double glazed window to rear aspect overlooking the rear garden and enjoying a green outlook, radiator.

#### **BATHROOM**

Frosted double glazed window to side aspect, wash hand basin with storage beneath, wc, bath with shower over, built in cupboard, inset spotlights, tiled flooring and heated towel rail.

#### **REAR GARDEN**

Paved area at the top of the garden being perfect for barbeques, electricity point, water tap, steps down to a roped decked area having space for table and chairs, steps down to an area of lawn surrounded by trees enjoying a lovely outlook with some oak trees to the rear, shed and flowerbeds.

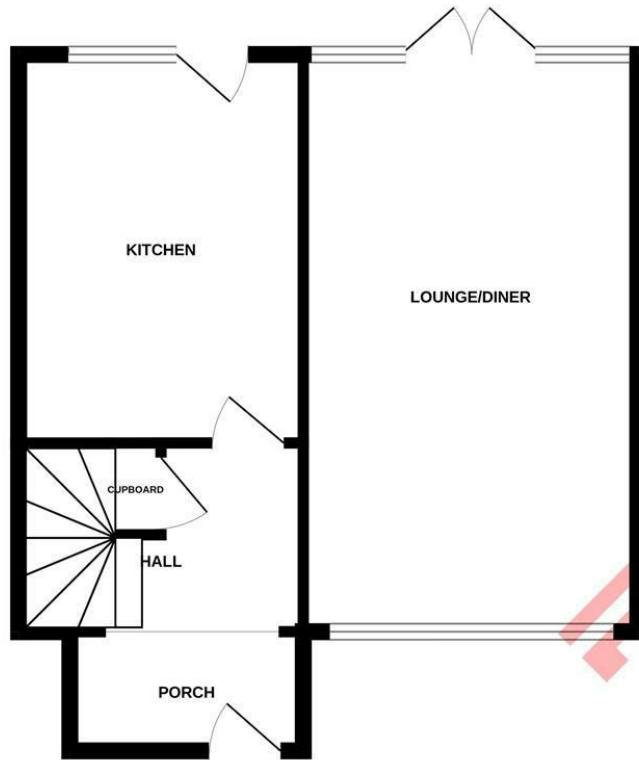
Council Tax Band: C



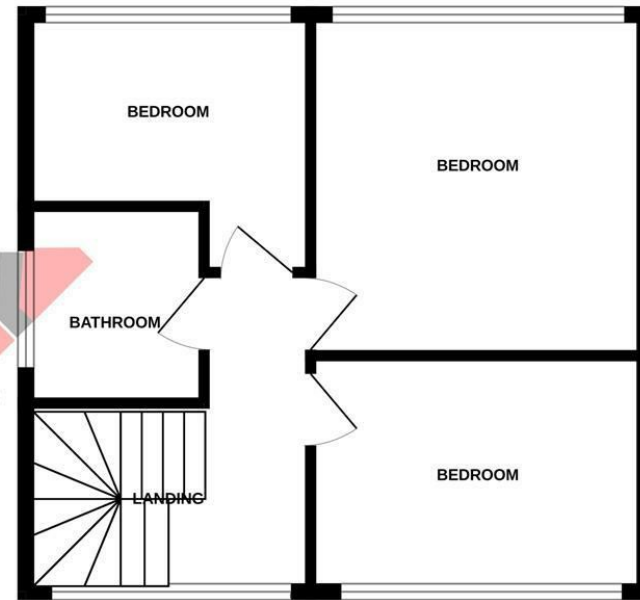




GROUND FLOOR



1ST FLOOR



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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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	77
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.