



ESTATE AGENTS

29, The Ridge, Hastings, TN34 2AA

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Offers In The Region Of £325,000

PCM Estate Agents welcome to the market this EXTENDED THREE BEDROOM SEMI-DETACHED 1930's HOUSE with a SOUTH-FACING REAR GARDEN and FANTASTIC SEA VIEWS. Located towards the northern outskirts of Hastings, within easy reach of local schooling, making this an IDEAL FAMILY HOME.

The property offers spacious accommodation comprising an entrance hallway, LOUNGE being open plan to a DINING ROOM and SITTING ROOM, separate 16ft KITCHEN, first floor landing, THREE GOOD SIZED BEDROOMS and a bathroom. The property enjoys FANTASTIC SEA VIEWS from the master bedroom, whilst externally also benefits from a PRIVATE SOUTH-FACING REAR GARDEN and OFF ROAD PARKING for multiple vehicles to the front.

Located within easy reach of the Ore Village region of Hastings, with its range of amenities and popular local schooling. The property is considered ideal for those looking for a SPACIOUS FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, radiator, double glazed window to front aspect, door to:

DINING ROOM

11'11 x 11'6 (3.63m x 3.51m)

Radiator, open plan to lounge and sitting room.

LOUNGE

14'1 max x 12'11 (4.29m max x 3.94m)

Feature fireplace with dual fuel coal/ log burner and feature fire surround, double glazed bay window to front aspect, radiator, picture rail.

SITTING ROOM

10'6 x 5'4 (3.20m x 1.63m)

Double glazed French doors to rear aspect overlooking the garden.

KITCHEN

16'7 max x 7'6 (5.05m max x 2.29m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, inset one & ½ bowl ceramic inset sin with mixer tap, ample space for appliances including fridge, freezer, tumble dryer and washing machine, double glazed windows to rear and side aspects, part double glazed door to side aspect leading out to the garden.

FIRST FLOOR LANDING

Double glazed obscured window to side aspect, loft hatch.

BEDROOM

12' x 11'6 (3.66m x 3.51m)

Double glazed window to rear aspect enjoying fantastic far reaching sea views, radiator.

BEDROOM

14'9 max x 11'5 (4.50m max x 3.48m)

Double glazed bay window to front aspect, radiator.

BEDROOM

8' x 7'6 (2.44m x 2.29m)

Double glazed window to front aspect, radiator.

BATHROOM

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

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, tiled walls, tiled flooring, double glazed obscured window to rear aspect.

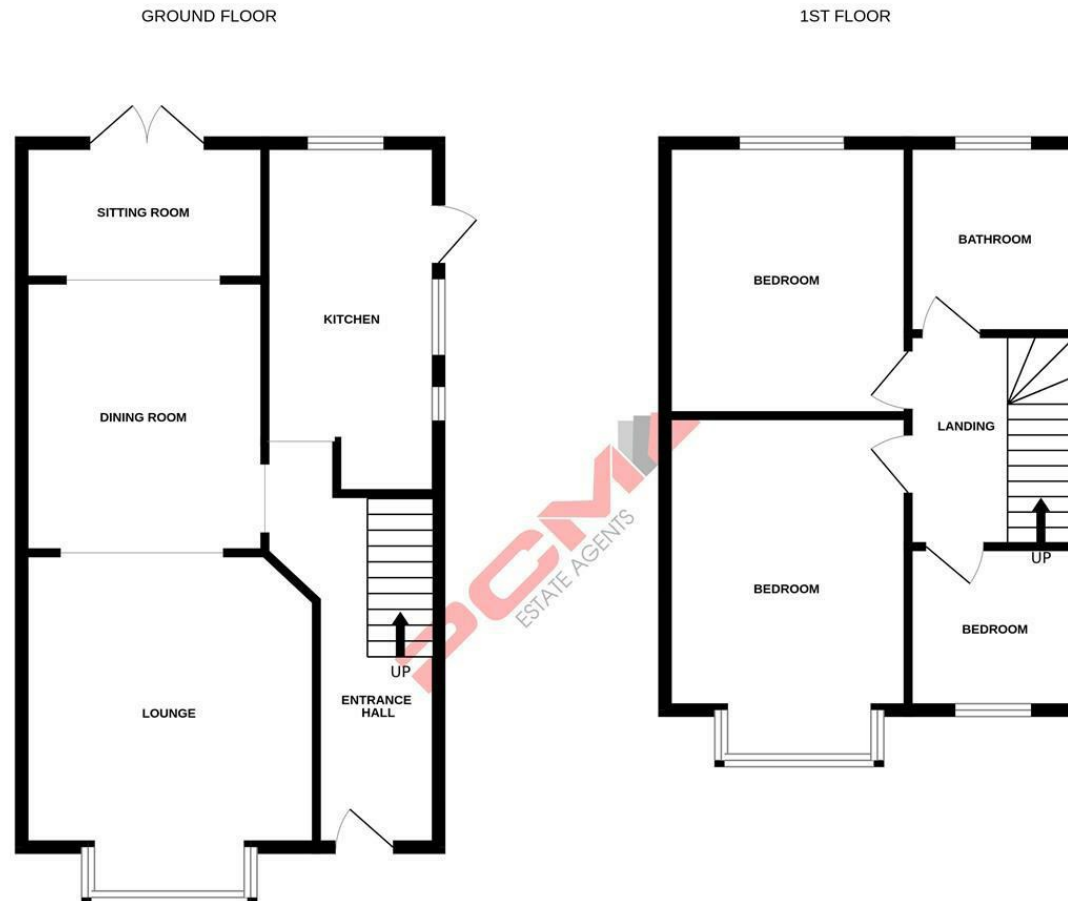
REAR GARDEN

Private and secluded south facing rear garden featuring a patio area abutting the property, area of decking considered ideal for seating and entertaining. The rest of the garden is predominantly laid to lawn and to the end of the garden is storage shed, further area of decking, a range of mature shrubs, plants and trees, enclosed fenced boundaries and side access to the front of the property.

OUTSIDE - FRONT

Double gates leading to a large block paved driveway providing ample off road parking, area of garden predominantly laid to lawn.





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	