



**350c, Old London Road, Hastings, TN35 5LR**

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**Price £387,500**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this incredibly adaptable DETACHED FOUR BEDROOM FAMILY HOME with GARAGE and OFF ROAD PARKING for two vehicles. Conveniently positioned in this sought-after region of Hastings, close to popular schooling establishments and nearby amenities.

The property offers accommodation arranged over three floors, to the ground floor the porch provides access to a spacious entrance hall, lounge, SEPARATE DINING ROOM, MODERN KITCHEN and access into the INTEGRAL GARAGE. To the first floor there are THREE DOUBLE BEDROOMS and a bathroom located off the spacious landing, whilst to the lower floor there is a UTILITY, additional RECEPTION/ BEDROOM with EN SUITE SHOWER ROOM in addition to a WC and a CONSERVATORY. The lower floor could be adapted to be a self-contained annexe, being ideal for multi-generation living. There are modern comforts including gas fired central heating and double glazing. To the rear of the property is a relatively low-maintenance LANDSCAPED GARDEN. Pleasant views can be enjoyed off the back of the house with TOWNSCAPE VIEWS across Hastings.

Positioned within easy reach of popular schooling establishments and nearby local amenities within Ore Village. This FAMILY HOME must be viewed to fully appreciate the well-proportioned and ADAPTABLE ACCOMODATION on offer.

Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **PORCH**

UPVC construction with double glazed window to front aspect, tiled flooring, further double glazed door opening to:

#### **ENTRANCE HALL**

Original parquet wood flooring, radiator, door to integral garage, stairs to upper and lower floor accommodation, further doors to:

#### **LOUNGE**

15'4 x 12'5 narrowing to 9'8 (4.67m x 3.78m narrowing to 2.95m)

Wood laminate flooring, coving to ceiling, down lights, television point, radiator, double glazed window to rear aspect with lovely townscape views, door leading to:

#### **DINING ROOM**

10' x 9'5 (3.05m x 2.87m)

Continuation of the wood laminate flooring, down lights, radiator, double glazed window to rear aspect with lovely views extending over the town.

#### **KITCHEN**

9'9 x 9'8 (2.97m x 2.95m)

Modern Shaker style, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, complimentary worksurfaces and matching upstands, resin drainer-sink unit with mixer tap, four ring gas hob with oven below and extractor over, integrated under counter fridge, radiator, wood laminate flooring, down lights, dual aspect room with double glazed windows to side and front elevations.

#### **FIRST FLOOR LANDING**

Half landing with window to side aspect, main landing with loft hatch providing access to loft space, down lights, two large storage cupboards one of which housing the boiler, doors opening to:

#### **BEDROOM**

12'3 x 9'7 (3.73m x 2.92m)

Down lights, radiator, double glazed window to front aspect.

#### **BEDROOM**

12'5 x 9'3 (3.78m x 2.82m)

Radiator, double glazed window to rear aspect having lovely views extending over Hastings, with partial views of the South Downs on a very clear day.

#### **BEDROOM**

9'9 x 9' (2.97m x 2.74m)

Radiator, double glazed window to rear aspect having lovely views extending over Hastings, with partial views of the South Downs on a very clear day.

#### **BATHROOM**

Panelled bath with chrome mixer tap, separate walk in shower enclosure with mains shower, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, wood laminate flooring, radiator, coving to ceiling, down lights, double glazed window with pattern glass to side and front elevations.

#### **LOWER FLOOR HALLWAY**

Leading to:

#### **WC**

Low level wc, wash hand basin with tiled splashbacks, extractor fan for ventilation.

#### **BEDROOM/ RECEPTION ROOM**

11'9 x 10'6 (3.58m x 3.20m)

Coving to ceiling, radiator, Karndean tile effect flooring, large storage cupboard, double glazed window to side elevation, double glazed window and door to rear aspect having views and access into the conservatory, door to:

#### **EN SUITE SHOWER ROOM**

Extractor fan for ventilation, walk in shower with electric shower unit.

#### **UTILITY**

10'8 x 9'2 (3.25m x 2.79m)

Currently fitted with a range of base level cupboards with worksurfaces over, inset stainless steel sink, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer, radiator, wood laminate flooring, under stairs storage cupboard, double glazed window with pattern glass to side aspect, further double glazed window and door to rear aspect with vies and access onto the conservatory.

#### **CONSERVATORY**

17'9 x 7'9 (5.41m x 2.36m)

UPVC construction with double glazed windows to both side and rear elevations, double glazed French doors opening onto the garden, Karndean tile effect flooring, radiator.

#### **INTEGRAL GARAGE**

16'3 x 9' (4.95m x 2.74m)

Wall mounted gas meter, space for fridge freezer, power and lighting, double glazed window to side aspect with obscured glass for privacy, up and over door.

#### **REAR GARDEN**

Beautifully landscaped and enjoying plenty of afternoon/ evening sunshine, stone patio abutting the property, section of lawn and a decked patio offering plenty of space for entertaining and eating al-fresco, planted borders with flowers, shrubs, acers and miniature trees, combination of fenced and walled boundaries, gated side access up to the driveway.

Council Tax Band: C



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.

