



4, Conifer Close, Hastings, TN34 2DS

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Guide Price £300,000

*** GUIDE PRICE £300,000 TO £315,000 ***

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-proportioned SEMI DETACHED FOUR BEDROOMED HOUSE located in this quiet cul-de-sac within the Blacklands region of Hastings, close to a number of popular schooling establishments and within easy reach of St Helens Woods and Alexandra Park.

Inside the property offers accommodation arranged over two floors comprising an internal porch opening up onto a spacious entrance hall, DOWNSTAIRS WC, OPEN PLAN LOUNGE-DINING ROOM, modern kitchen, upstairs landing, FOUR GOOD SIZED BEDROOMS and a family bathroom. The property does enjoy benefits including gas fired central heating, double glazing and a GARAGE located in a block close by. To the rear is a TERRACED PRIVATE GARDEN with a stone patio abutting the property. The property also benefits from LOVELY SEA VIEWS from the first floor front facing bedrooms, and far reaching views can also be enjoyed of Hastings Castle.

If you are seeking a FOUR BEDROOMED FAMILY HOME in the Blacklands region of Hastings, please contact the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED DOUBLE OPENING FRONT DOOR

Leading to;

INTERNAL PORCH

Wood laminate flooring, further double glazed pattern glass door to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, under stairs recessed area, under stairs storage cupboard, coving to ceiling, door to;

DOWNSTAIRS WC

Low level wc, wash hand basin, tiled walls, wood laminate flooring, wall mounted fuse box for the electrics, double glazed obscured glass window to front aspect.

KITCHEN

12'1 x 8'2 (3.68m x 2.49m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset one ½ bowl drainer/ sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for tumble dryer, space for tall fridge freezer, part tiled walls, wood laminate flooring, serving hatch through to lounge-dining room, inset down lights, coving to ceiling, wall mounted boiler, double glazed window to front aspect.

LOUNGE-DINER

5.82m narrowing to 4.34m x 5.08m narrowing to 2.49m (19'1" narrowing to 14'2" x 16'7" narrowing to 8'2").

Wood laminate flooring, coving to ceiling, television and telephone points, serving hatch

through to kitchen, coving to ceiling, dado rail, double radiator. The dining room area is slightly elevated with plinth LED lighting, two double radiators, double glazed windows and door to the rear aspect providing outlook and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, coving to ceiling, radiator, built in cupboard with wooden slatted shelves, door to;

BEDROOM ONE

12' x 9'1 (3.66m x 2.77m)

Radiator, coving to ceiling, double glazed window to front aspect with far reaching views over Hastings and to the sea.

BEDROOM TWO

11'3 x 9'2 (3.43m x 2.79m)

Built in wardrobes, radiator, double glazed window to rear aspect.

BEDROOM THREE

8'1 x 7'6 (2.46m x 2.29m)

Radiator, double glazed window to front aspect with far reaching views over Hastings to the sea and of Hastings Castle.

BEDROOM FOUR

9'4 x 7'9 (2.84m x 2.36m)

Coving to ceiling, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with electric shower over bath, glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with circular basin and chrome mixer tap, tiled walls, wood laminate flooring, down lights, double glazed obscured glass window to side aspect.

FRONT GARDEN

The property is elevated from the road with steps up to the front door, section of lawned front garden, side access to the rear garden.

REAR GARDEN

Terraced with stone patio abutting the property, few steps up to section of lawn with further section of garden used as a rockery. There are mature plants and shrubs, fenced boundaries and gated access to the front of the property.

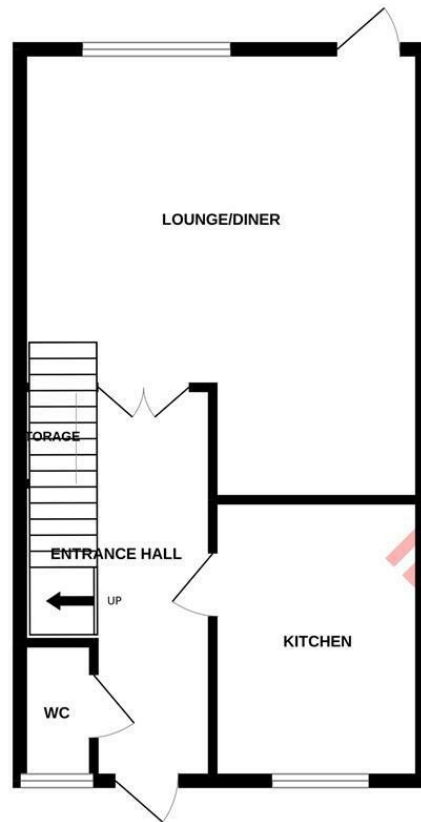
GARAGE

Located in a block.

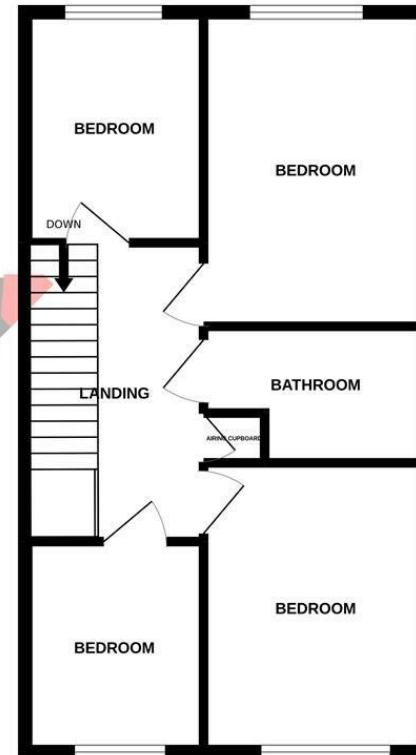
Council Tax Band: C



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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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	