



248, St. Helens Road, Hastings, TN34 2NE

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Price £375,000

**** SOLD PRIOR TO MARKETING ****

PCM Estate Agents are delighted to present to the market an opportunity to acquire this 1930's SEMI DETACHED THREE BEDROOM FAMILY HOME, conveniently positioned in this sought-after region of Hastings, close to Alexandra Park, popular schooling establishments and nearby amenities.

Occupying a slightly elevated position set back from the road, with a LOVELY LANDSCAPED FAMILY FRIENDLY GARDEN. This CHARACTERFUL HOME offers the perfect balance of modern comfort including gas fired central heating & double glazing as well as some PERIOD FEATURES including PICTURE RAILS and FIREPLACES.

Inside, the property offers accommodation arranged over two floors comprising a spacious and inviting entrance hall, DOWNSTAIRS WC, BAY FRONTED LOUNGE with OPEN FIRE, large DINING/ FAMILY ROOM, modern kitchen, upstairs landing, THREE GOOD SIZED BEDROOMS and the main family bathroom. The GARDEN is a DELIGHTFUL FEATURE of this family home with a substantial INDIAN SANDSTONE PATIO offering plenty of outdoor space to relax or eat al-fresco and a GOOD SIZED SECTION OF LAWN for children to play. The garden is well-stocked with a variety of mature plants and shrubs.

Viewing comes highly recommended, please call the owners agents now to book your viewing and appreciate the generous and well-appointed accommodation on offer.

DOUBLE GLAZED FRONT DOOR

Opening onto:

SPACIOUS ENTRANCE HALL

Staircase rising to upper floor accommodation, wood laminate flooring, under stairs storage cupboard, radiator, double glazed window with obscured glass to front aspect.

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, radiator, LVT flooring, double glazed obscured glass window to side aspect.

LIVING ROOM

16'6 into bay x 11'9 (5.03m into bay x 3.58m)

Picture rail, wooden fireplace with working fire, wooden fire surround, tiled hearth and surrounding, radiator, satellite television point, double glazed bay window to front aspect with views onto the front garden.

DINING/ FAMILY ROOM

18' x 12'3 (5.49m x 3.73m)

Wood laminate flooring, fireplace, double glazed windows and French doors to rear aspect allowing for a pleasant outlook and access onto the garden.

KITCHEN

16'1 max x 8'2 (4.90m max x 2.49m)

Newly fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complementary worksurfaces over, Zanussi induction hob with fitted cooker hood over and electric fan assisted oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, integrated appliances including a pull out bin unit, dishwasher and fridge freezer, wall mounted column style radiator, LVT flooring, down lights, dual aspect room with double glazed window to side aspect and double glazed window and door to rear aspect providing access and outlook onto the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space, doors opening to:

BEDROOM

16'5 into bay x 12'11 (5.00m into bay x 3.94m)

Picture rail, radiator, double glazed bay window to front aspect.

BEDROOM

12'7 x 12'1 (3.84m x 3.68m)

Picture rail, radiator, built in cupboard, double glazed window to rear aspect with views onto the garden.

BEDROOM

10'6 max x 8'8 max (3.20m max x 2.64m max)

Radiator, double glazed window to rear aspect with lovely views over the garden.

BATHROOM

Bath with electric shower over, vanity enclosed wash hand basin with ample storage and chrome mixer tap, dual flush low level wc, ladder style heated towel rail, wall mounted mirrored vanity unit, built in storage cupboard with slatted shelved for linen and towels, wood effect vinyl flooring, part tiled walls, double glazed obscured glass window to the front aspect.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road with a few steps and path to the front door, lawned front garden with hedged boundaries and planted areas.

REAR GARDEN

Expansive, family friendly and relatively level, enjoying plenty of sunshine. There is an Indian sandstone patio offering ample outdoor space for relaxing or eating al-fresco, well-planted with variety of mature plants and shrubs, hedged boundaries, wooden shed, outside tap and gated side access.



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	