



ESTATE AGENTS

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Offers In Excess Of £365,000

PCM Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOMED SEMI-DETACHED HOUSE with GENEROUS REAR GARDEN located within the sought after ST HELENS region of Hastings within easy reach of ALEXANDRA PARK.

Inside, the accommodation is spacious comprising an entrance hallway, lounge, SEPARATE DINING ROOM, kitchen, DOWNSTAIRS WC/ UTILITY ROOM, first floor landing, THREE BEDROOMS and a family bathroom. The property also benefits from a LARGE GARDEN which is predominantly level and considered family friendly with multiple seating areas ideal for entertaining. To the front is a DRIVEWAY providing AMPLE OFF ROAD PARKING for multiple vehicles in addition to a DETACHED GARAGE to the rear.

Located within this sought-after St Helen's region of Hastings, within easy reach of Alexandra Park, Hastings town centre and a range of local schooling facilities, making this an IDEAL FAMILY HOME.

Viewing comes highly recommended for those seeking a spacious family home. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

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

DINING ROOM

10'10 x 10'7 (3.30m x 3.23m)

Radiator, double doors to the kitchen, open plan to:

LOUNGE

15'1 max x 10'10 (4.60m max x 3.30m)

Double glazed bay window to front aspect, radiator.

KITCHEN

13'2 x 7' (4.01m x 2.13m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven, dishwasher and microwave, space for fridge freezer, inset sink with mixer tap, breakfast bar, double glazed window to rear aspect overlooking the garden, double glazed obscured door to side aspect leading out to the garden.

CLOAKROOM/UTILITY ROOM

8'4 x 5'5 (2.54m x 1.65m)

Dual flush wc, wash hand basin with storage below, space and plumbing for washing machine, space for tumble dryer, chrome ladder style radiator, wall mounted gas fired boiler, part tiled walls, double glazed obscured window to side aspect.

FIRST FLOOR LANDING

Double glazed window to the side aspect, trap hatch to loft space with drop down ladder.

BEDROOM ONE

16' x 8'7 (4.88m x 2.62m)

Range of fitted wardrobes, double glazed bay window to front aspect, radiator.

BEDROOM TWO

10'11 x 10'8 (3.33m x 3.25m)

Double glazed window to rear aspect, radiator.

BEDROOM THREE

9'3 x 6'5 (2.82m x 1.96m)

Double glazed window to the front aspect, radiator.

BATHROOM

6'2 x 5'3 (1.88m x 1.60m)

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

REAR GARDEN

A particular feature of the property being generous, private and secluded, considered family friendly and mainly laid to lawn. There are multiple seating areas ideal for entertaining and also featuring a range of mature shrubs, enclosed fenced boundaries, two storage sheds and side access to the front of the property.

OFF ROAD PARKING

For multiple vehicles and leading to:

GARAGE

20' x 8'8 (6.10m x 2.64m)

With up-and-over door, window to rear aspect, personal door to side aspect, power and lighting.

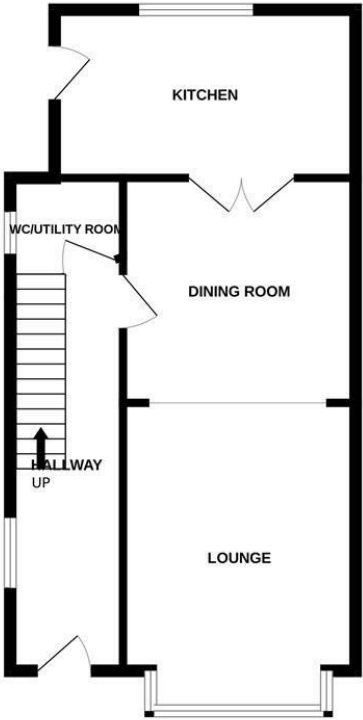
Council Tax Band: D



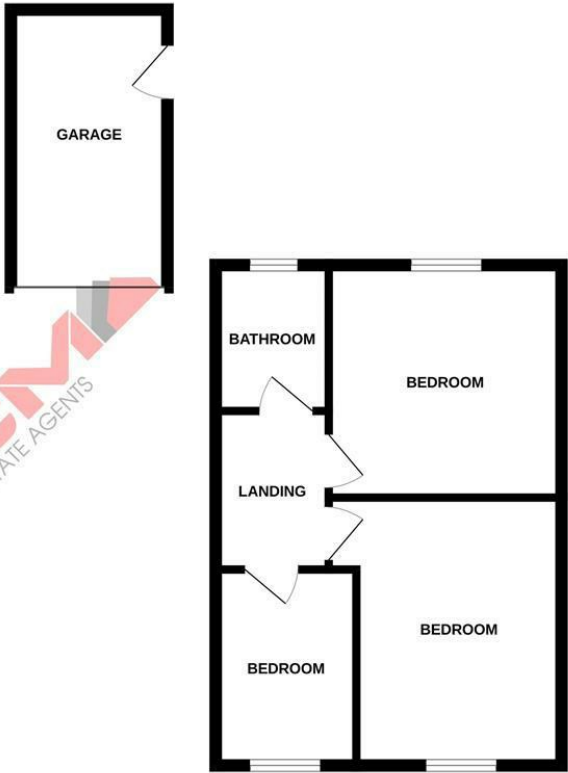




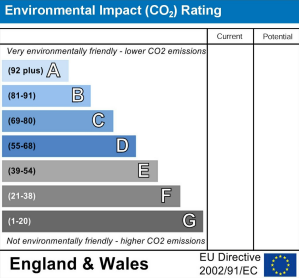
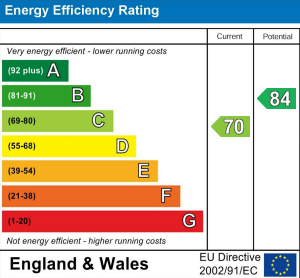
GROUND FLOOR



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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