



ESTATE AGENTS

**14, Amberstone Close, Hastings, TN34 2BE**

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**Price £325,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SEMI-DETACHED THREE BEDROOM HOUSE with GARAGE and OFF ROAD PARKING. Positioned on this incredibly sought-after and quiet cul-de-sac within the St Helens Down region of Hastings, within easy reach of St Helens Wood, Alexandra Park and nearby popular schooling establishments.

Accommodation is arranged over two floors comprising an entrance hall, DUAL ASPECT LOUNGE-DINER, kitchen, CONSERVATORY, DOWNSTAIRS WC, upstairs landing, THREE BEDROOMS and a bathroom. The property benefits from having as central heating and double glazing, but is IN NEED OF SOME MODERNISATION, offering plenty of potential for a buyer to improve and make the home their own.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

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

Opening into:

#### **SPACIOUS HALL**

Double glazed window to side aspect, radiator, telephone point, under stairs storage cupboard, stairs rising to upper floor accommodation, coving to ceiling.

#### **DOWNSTAIRS WC**

Low level wc, wall mounted wash hand basin, double glazed window with pattern glass to side aspect for privacy.

#### **DUAL ASPECT LOUNGE-DINING ROOM**

26'7 into bay x 9' (8.10m into bay x 2.74m)

Double glazed bow window to front aspect, double glazed door with windows either side to rear aspect overlooking and providing access to the garden, two radiators, telephone and television point, gas fire (disconnected and may have the old back boiler behind).

#### **KITCHEN**

8'8 x 8'6 (2.64m x 2.59m)

Part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for gas cooker, space and plumbing for washing machine, return door to entrance hall, double glazed window to rear aspect with views onto the garden, door to:

#### **CONSERVATORY**

7'6 x 6'7 (2.29m x 2.01m )

UPVC construction with glass roof, double glazed sliding doors to front elevation and providing access into the garden, double glazed window to side and rear elevations overlooking the garden, tiled flooring and water tap.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space. coving to ceiling, large storage cupboard housing the wall mounted boiler and offering additional storage space, double glazed window to side aspect, doors to:

#### **BEDROOM**

13'7 x 11'9 (4.14m x 3.58m )

Coving to ceiling, radiator, built in storage cupboard with shelving, additional cupboard with shelving and hanging rail and overhead storage, double glazed window to front aspect.

#### **BEDROOM**

11'8 narrowing to 9'9 x 8'6 (3.56m narrowing to 2.97m x 2.59m)

Radiator, built in wardrobe with hanging rail, shelving and overhead storage space, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

10'7 narrowing to 6'5 x 7' max (3.23m narrowing to 1.96m x 2.13m max )

Cupboard over the stairs with hanging rail, radiator, double glazed window to front aspect.

#### **BATHROOM**

P shaped panelled bath with mixer tap and shower over, glass shower screen, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, radiator, coving to ceiling, double glazed window with pattern glass to rear aspect.

#### **REAR GARDEN**

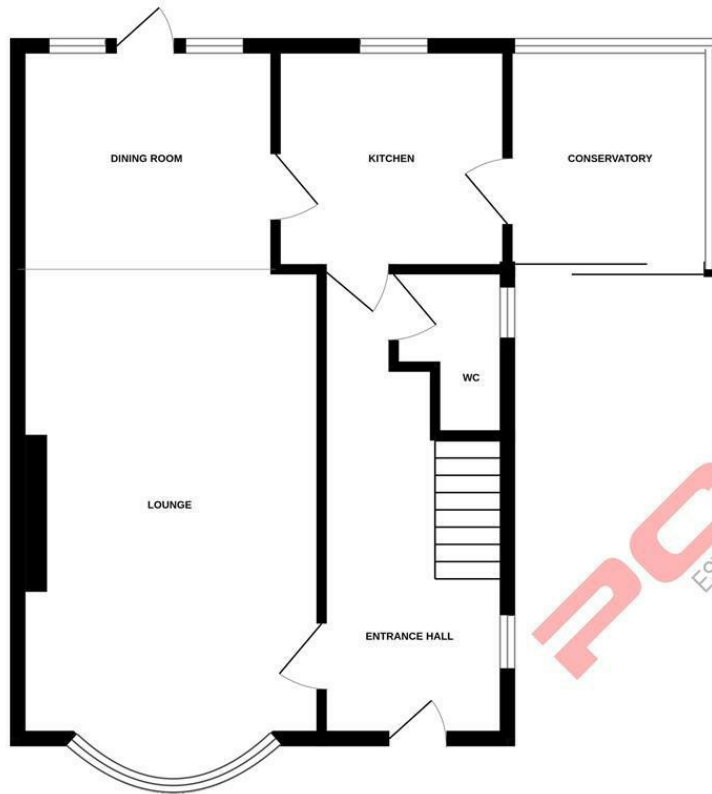
Mainly laid to lawn with planted borders, mature plants and shrubs, fenced boundaries, gated side access to the front.

#### **GARAGE**

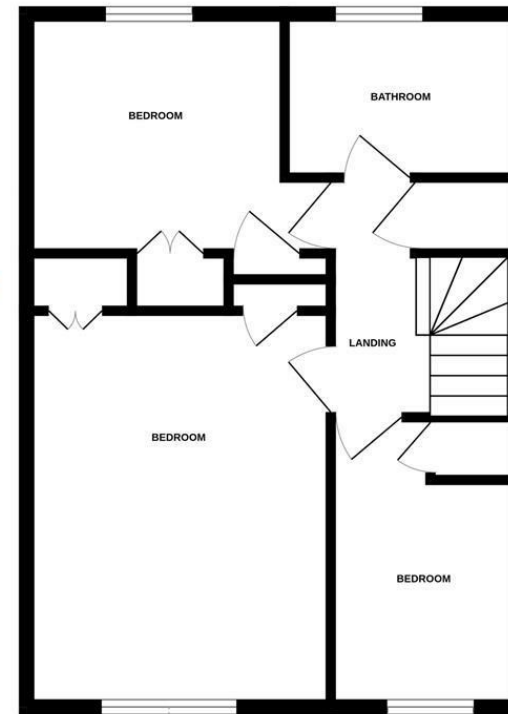
Electric roller door.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		