



ESTATE AGENTS

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**Offers In Excess Of £300,000**



An exciting opportunity has arisen to acquire this exceptionally well-presented THREE DOUBLE BEDROOMED PERIOD HOME presented to an EXCELLENT STANDARD throughout and located on a sought-after road towards the northern outskirts of Hastings, within easy reach of local schooling.

This FAMILY HOME offers a perfect blend of modern living and classic appeal. As you step inside you are greeted by a delightful BAY FRONTED LOUNGE with FEATURE LOG BURNER which then leads onto a 19ft BESPOKE OPEN PLAN KITCHEN-DINING-FAMILY ROOM with SKY LANTERN and double doors leading out to the garden. The kitchen offers ample seating and entertaining in addition to a CENTRAL ISLAND with BREAKFAST BAR. There is also a UTILITY space and bathroom to the ground floor. To the first floor there are THREE GOOD SIZED BEDROOMS, whilst to the second floor is a spacious LOFT ROOM providing additional living/ storage space.

To the rear of the property you will find a well-presented garden, ideal for seating and entertaining, enjoying a SEA VIEW in addition to a SUMMER HOUSE/ HOME OFFICE.

Situated on a sought-after Hastings road within easy reach of amenities and local schooling, this is considered an IDEAL FAMILY HOME. Viewing comes highly recommended via PCM Estate Agents, please call now to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **LOUNGE**

14'1 max x 12'10 max (4.29m max x 3.91m max)

Double glazed bay window to front aspect letting in ample light, feature log burner with fire surround, picture rail, radiator, door leading to:

#### **KITCHEN-DINING-FAMILY ROOM**

19' x 14'12 (5.79m x 4.27m)

Exceptionally well-presented light and airy room featuring a sky lantern, stairs rising to upper floor accommodation with storage beneath, double glazed sliding patio door to rear aspect leading out to the garden, bespoke fitted kitchen fitted with a range of eye and base level units and central island breakfast bar and quartz worksurfaces over, space for range cooker with extractor above, space for American style fridge freezer, integrated slimline dishwasher, integrated bins and inset sink with flexi mixer tap. The dining area offers ample space for dining table and chairs, radiator, doorway to:

#### **UTILITY ROOM**

Space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, further storage units, door leading to:

#### **BATHROOM**

6'9 x 6'5 (2.06m x 1.96m)

Luxury suite comprising a roll top bath with shower tap and separate shower over, wc, wash hand basin, radiator, heated towel rail, tiled walls, double glazed obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Doors leading to:

#### **BEDROOM**

14'3 max x 13'2 (4.34m max x 4.01m)

Double glazed bay window to front aspect, separate double glazed window to front aspect, feature fire surround, exposed wooden floorboards throughout, radiator, stairs rising to the loft room (described later).

#### **BEDROOM**

11'3 x 9' (3.43m x 2.74m)

Range of built in wardrobes/ cupboards, double glazed window to rear aspect, radiator.

#### **BEDROOM**

11'1 x 7'3 (3.38m x 2.21m)

Double glazed window to rear aspect, radiator.

#### **LOFT ROOM**

13'7 max x 12'5 max (4.14m max x 3.78m max )

Some restricted head height, Velux window to rear aspect, doors leading to eaves storage. This room is considered ideal for further storage/ living space.

#### **REAR GARDEN**

Private and family friendly tiered garden enjoying a sunny aspect. There is a courtyard area abutting the property and steps leading up to a patio area enjoying sea views. The upper section of garden is currently laid with artificial lawn and provides ample space for seating and entertaining with a summer house, area of decking and storage shed.

Council Tax Band: B













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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| 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 |           |

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.