



ESTATE AGENTS

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**Offers In Excess Of £269,500**

PCM Estate Agents are delighted to present to the market this BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM, TWO WC, MODERN END OF TERRACED HOUSE located in a sought-after quiet cul-de-sac in the Blacklands region of Hastings. The property was constructed approximately 3 years ago and still has the REMAINDER OF ITS WARRANTY.

The accommodation comprises a spacious entrance hallway, LOUNGE-DINER, kitchen, DOWNSTAIRS WC, first floor landing, TWO DOUBLE BEDROOMS both of which have BUILT IN WARDROBES and a family bathroom. Externally the property enjoys a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN, whilst to the front there is ALLOCATED PARKING.

Located in a quiet cul-de-sac within the Blacklands region of Hastings, within easy reach of a number of local schooling facilities. The property is considered an IDEAL FAMILY HOME.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to the first floor accommodation, wall mounted thermostat control, radiator, door to:

#### **LOUNGE-DINER**

13'11 x 13'9 (4.24m x 4.19m)

Double glazed French doors to rear aspect leading out to the garden, double glazed window to rear aspect, spacious under stairs storage cupboard, radiator.

#### **KITCHEN**

9'11 x 8'3 max (3.02m x 2.51m max)

Beautifully presented and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated fridge freezer, space and plumbing for washing machine, inset one & ½ bowl stainless steel inset sink with mixer tap, radiator, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Dual flush wc, wash hand basin with tiled splashback, radiator, extractor fan.

#### **FIRST FLOOR LANDING**

Loft hatch, storage cupboard, wall mounted thermostat control, radiator.

#### **BEDROOM**

13'9 x 8'9 max (4.19m x 2.67m max )

Built in wardrobe, radiator, two double glazed windows to rear aspect.

#### **BEDROOM**

13'8 x 9'3 max (4.17m x 2.82m max)

Built in wardrobe, radiator, two double glazed windows to front aspect.

#### **BATHROOM**

6'2 x 6'2 (1.88m x 1.88m)

Modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, floating wash hand basin with storage below, dual flush wc, chrome ladder style radiator, part tiled walls, shaver point, extractor fan, double glazed obscured window to side aspect.

#### **REAR GARDEN**

The property enjoys a private and secluded tiered garden which is predominantly laid to lawn. There is also a patio area abutting the property, providing space for seating and entertaining. There are enclosed fenced boundaries and gate providing side access to the front of the property.

#### **PARKING**

Allocated space to the front of the property.

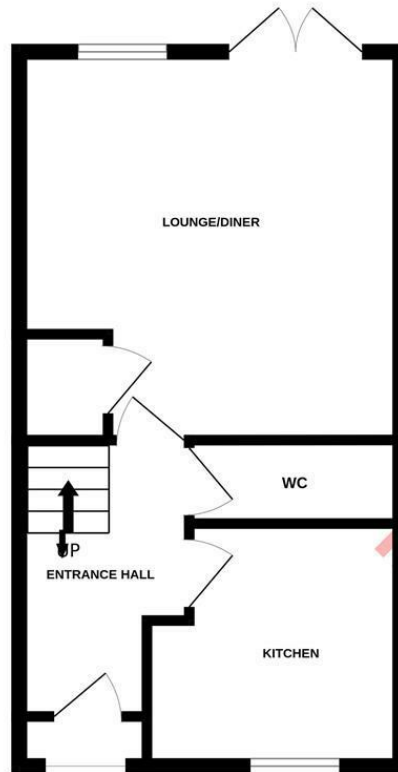
#### **OUTSIDE - FRONT**

Small area of lawn, pathway leading to front door.

Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.