



ESTATE AGENTS

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Guide Price £280,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM SEMI-DETACHED FAMILY HOME, conveniently situated on the northern outskirts of Hastings, within easy reach of a wide range of local amenities and local schooling.

Offering spacious and well-proportioned accommodation throughout, benefitting from modern comforts such as gas fired central heating and double glazing. The ground floor comprises a welcoming entrance hall, a BRIGHT DUAL ASPECT LOUNGE, separate DINING ROOM, kitchen and a UTILITY with DOWNSTAIRS WC. Upstairs the spacious landing provides a STUDY AREA, access to THREE BEDROOMS and a family bathroom.

Externally the property enjoys a RELATIVELY LEVEL REAR GARDEN with patio and lawn, providing an excellent space for outdoor dining and family enjoyment, whilst to the front there is a driveway providing OFF ROAD PARKING, complimented by a good-sized front garden.

Viewing comes highly recommended, please contact the owners agents today to arrange your appointment and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Space for coats and shoes, stairs rising to the first floor landing, wall mounted thermostat, doors opening to:

LOUNGE

16'4 x 10'2 (4.98m x 3.10m)

Radiator, dual aspect with double glazed windows to rear and front aspects.

DINING ROOM

13'6 x 11'4 max narrowing to 8'7 (4.11m x 3.45m max narrowing to 2.62m)

Radiator, built in storage cupboard, double glazed window to front aspect, opening to:

KITCHEN

13'8 max x 8'6 max (4.17m max x 2.59m max)

Fitted with a range of eye and base level units, countertop space, inset one & ½ bowl stainless steel sink with mixer tap, four ring integrated gas hob with electric oven below, space for under counter fridge and freezer, space and plumbing for

dishwasher, part tiled walls, tiled flooring, chrome heated towel rail, three double glazed windows to side and rear aspect, door to the rear garden, door providing side access to the front of the property and a brick outhouse and further door opening to:

DOWNSTAIRS WC/ UTILITY

Low level dual flush wc, wash hand basin, space and plumbing for washing machine, space for tumble dryer, eye level cupboards, frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Double glazed window to rear aspect, radiator, loft hatch, integrated workspace/ home office area with power points, cupboard with light switch for the loft.

BEDROOM

13'8 x 9'1 (4.17m x 2.77m)

Radiator, double glazed window to front aspect providing views over nearby rooftops, with far reaching views to the sea and as far as Eastbourne.

BEDROOM

10'2 x 8'7 (3.10m x 2.62m)

Radiator, double glazed window to front aspect providing views over nearby rooftops and neighbouring countryside.

BEDROOM

9'3 7'1 (2.82m x 2.16m)

Radiator, double glazed window to rear aspect overlooking the garden.

BATHROOM

P shaped bath with mixer tap and shower attachment, low level dual flush wc, wash hand basin with mixer tap and storage beneath, part tiled walls, heated towel rail, tiled flooring, two frosted double glazed windows to both the rear and side aspect.

OUTSIDE - FRONT

Off road parking, large area of lawn surrounded by a range of mature trees and shrubs.

REAR GARDEN

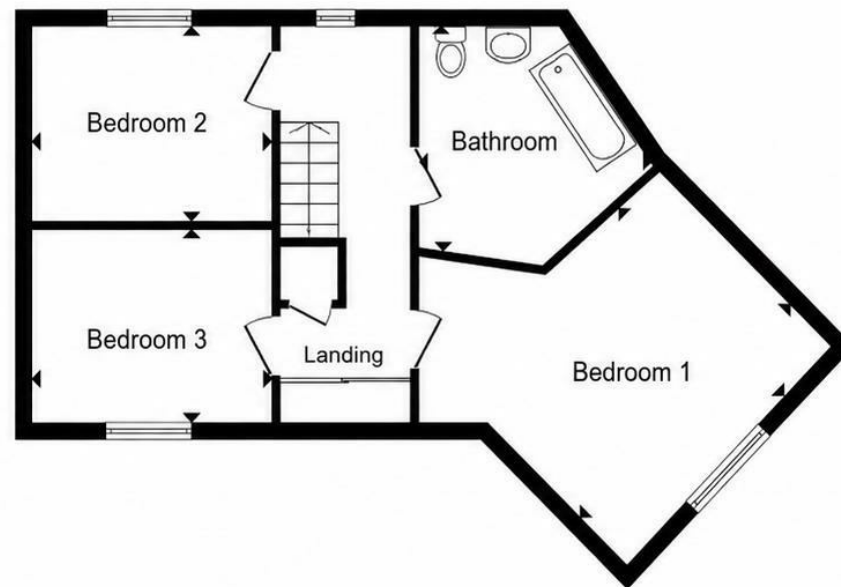
Patio area offering the perfect spot for outdoor dining and entertaining, area of lawn, fenced boundaries and a brick outhouse providing additional storage.

Council Tax Band: B





Ground Floor



First Floor

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	