



22, Briers Avenue, Hastings, TN34 2NN

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Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, THREE BEDROOM SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING , located on this quiet and sought-after Hastings road within easy reach of Alexandra Park and locally schooling, making it an ideal FAMILY HOME.

Inside the accommodation comprises an entrance hall, DUAL APSECT LOUNGE, KITCHEN-DINING ROOM with INTEGRATED APPLIANCES, first floor landing, THREE GOOD-SIZED BEDROOMS and a family bathroom. Externally the property benefits from OFF ROAD PARKING to the front, whilst to the rear is a FAMILY FRIENDLY GARDEN.

To fully appreciate what this wonderful home has to offer, please contact the owners agents now to book your viewing and avoid disappointment.

UPVC FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, under stairs storage cupboard providing ample space for shoes and housing the electric meter, gas meter and consumer unit, frosted double glazed window to front aspect, radiator, door to:

LOUNGE

20' x 11'1 (6.10m x 3.38m)

Feature gas fireplace with wooden surround, two radiators, dual aspect with double glazed windows to the front and rear.

KITCHEN-DINING ROOM

14' x 9'5 (4.27m x 2.87m)

Comprising a range of eye and base level units, countertop space, integrated fridge freezer, integrated slimline dishwasher, space and plumbing for washing machine freestanding electric cooker with four ring hob and extractor above, stainless steel sink with mixer tap, double glazed windows to side and rear aspects, UPVC door opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch, double glazed window to front aspect, doors to:

BEDROOM

11'4 x 11'1 (3.45m x 3.38m)

Radiator, built in storage cupboard with shelving, double glazed window to rear aspect.

BEDROOM

11'1 x 8'1 (3.38m x 2.46mq)

Radiator, double glazed window to front aspect.

BEDROOM

9'5 x 7'2 (2.87m x 2.18m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and separate shower attachment, low level dual flush wc, wash hand basin with mixer tap, part tiled walls, chrome heated towel rail, shaver point, frosted double glazed window to side aspect.

OUTSIDE- FRONT

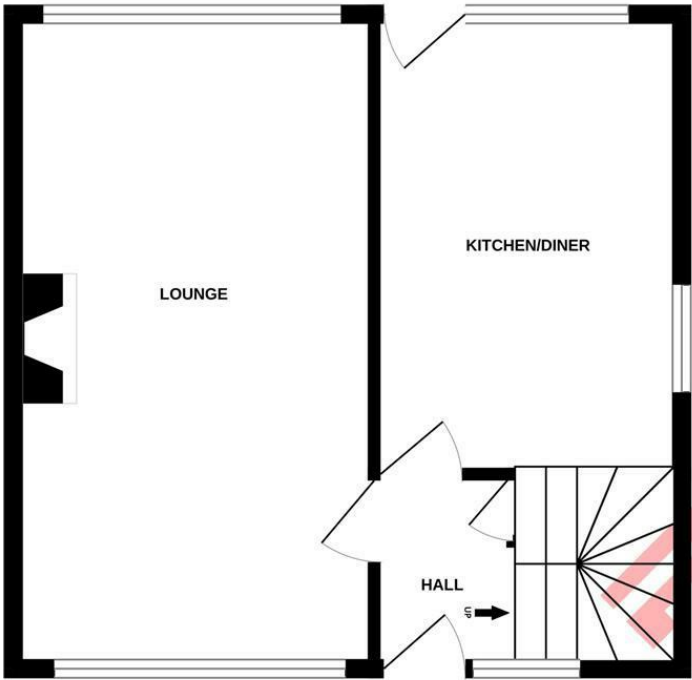
Off road parking for one vehicle, steps down to the front of the property.

REAR GARDEN

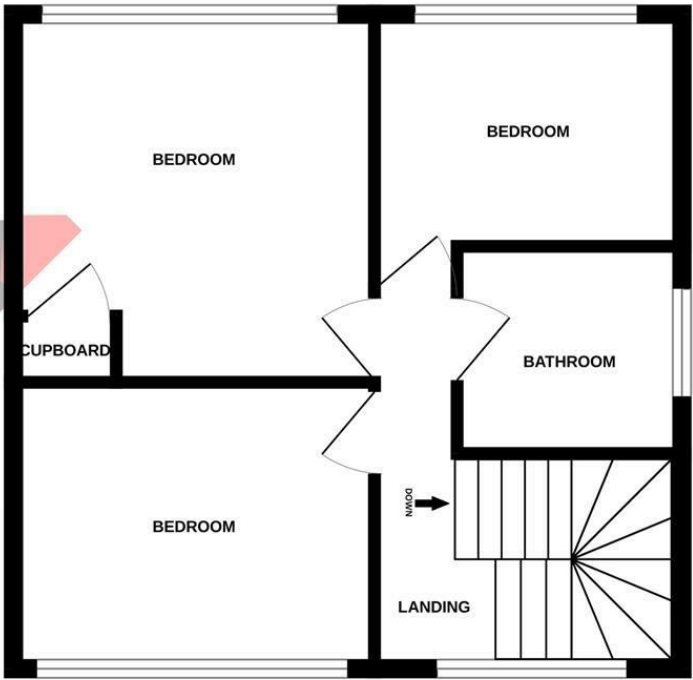
A particular feature with an area of patio providing space for dining and entertaining, two areas of lawn, established trees and shrubs, gated access to the front and rear of the property, storage shed, fenced boundaries.



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) 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	