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**Offers In Excess Of £435,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SEMI DETACHED THREE BEDROOM HOUSE in SUPERB DECORATIVE ORDER throughout with DOUBLE DRIVEWAY. Conveniently positioned on the outskirts of Hastings Old Town, just a short stroll from a vast range of amenities within the Old Town itself, popular schooling establishments, the seafront and promenade.

Inside, the property has accommodation arranged over two floors comprising an entrance hall, DUAL ASPECT LIVING ROOM, OPEN-PLAN KITCHEN-DINING ROOM with BUILT IN APPLIANCES, upstairs landing, THREE GOOD SIZED BEDROOMS, shower room and a separate wc. The property has been improved by the current owner and offers well-presented and well thought-out accommodation. The property has a large front garden with a DOUBLE DRIVEWAY and a LOW-MAINTENANCE REAR AND SIDE GARDEN.

Viewing comes highly recommended, please call the owners agents now to book your appointment and avoid disappointment.

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

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, wood effect laminate flooring.

#### **DUAL ASPECT LIVING ROOM**

18' x 11'4 (5.49m x 3.45m)

Stripped wooden floorboards, radiator, coving to ceiling, fireplace with inset wood burning stove, television point, double glazed bay window to front aspect, double glazed sliding patio doors to rear providing outlook and access onto the garden.

#### **KITCHEN-DINER**

21'8 x 10'9 narrowing to 9'3 (6.60m x 3.28m narrowing to 2.82m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops and matching upstands over, AEG induction hob with fitted cooker hood over, waist level double oven and grill, sunken sink with mixer tap, extractor for ventilation, ample space for large dining table, wood laminate flooring, further integrated appliances including a dishwasher, washer/ dryer and tall fridge freezer, double glazed window to front aspect with views onto the front garden, double glazed window to rear aspect with views onto the rear garden, double glazed door to side providing access to the garden.

#### **FIRST FLOOR LANDING**

Stripped wooden floorboards, loft hatch, doors leading to:

#### **BEDROOM**

16'2 x 10'3 narrowing to 8'3 (4.93m x 3.12m narrowing to 2.51m)

Stripped wooden floorboards, built in cupboard, coving to ceiling, double glazed window to front aspect.

#### **BEDROOM**

12'2 x 11' (3.71m x 3.35m)

Stripped wooden floorboards, radiator, built in cupboard, double glazed window to front aspect.

#### **BEDROOM**

11'9 x 7' (3.58m x 2.13m)

Stripped wooden floorboards, radiator, double glazed window to rear aspect.

#### **SEPARATE WC**

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, extractor for ventilation, double glazed pattern glass window to side aspect.

#### **SHOWER ROOM**

Large walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin, radiator, tiled walls, extractor for ventilation, large storage cupboard, double glazed window with pattern glass to side aspect.

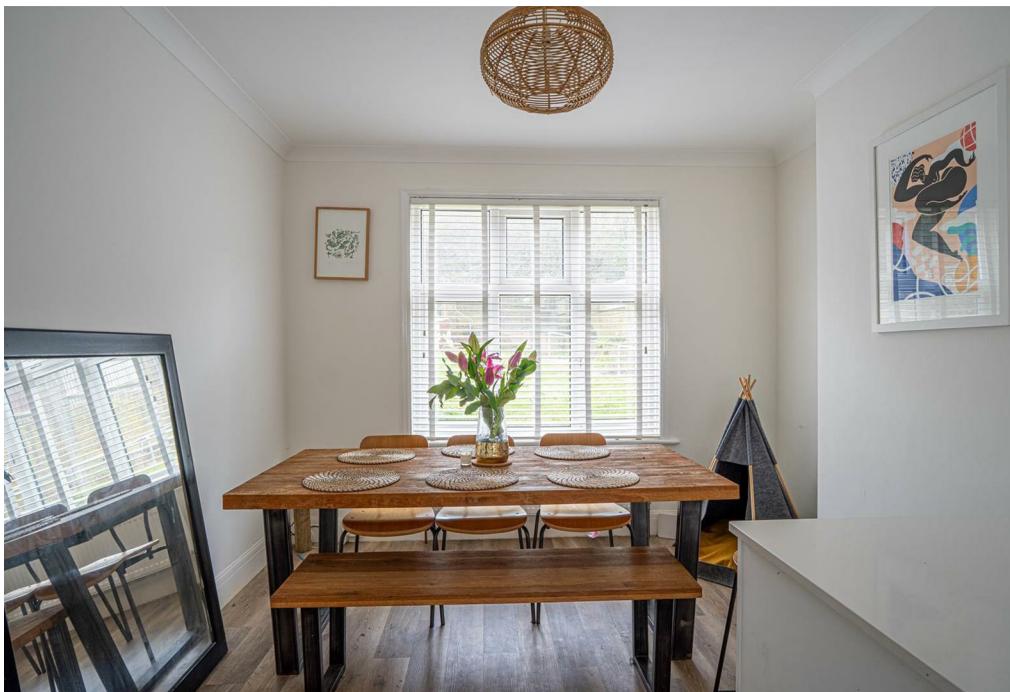
#### **OUTSIDE - FRONT**

Two-car driveway lead with pea-shingle, an enclosed boundary being walled and fenced with gated access to the front garden. The front garden is laid to lawn with a block paved patio, raised planting beds well-stocked with a variety of mature plants and shrubs, gated access to rear garden.

#### **REAR GARDEN**

Low maintenance patio garden enjoying a private and sunny aspect with outside water tap, large greenhouse/ potting shed with power, outbuilding/ wood store (8'4 x 4'5), store room (14' x 7'5) with power and light, double glazed door and windows.

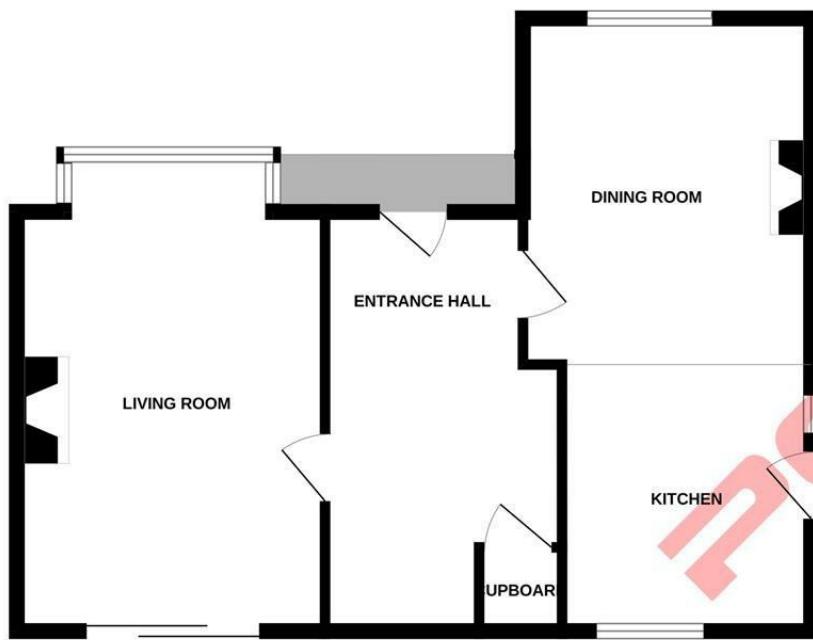
Council Tax Band: C



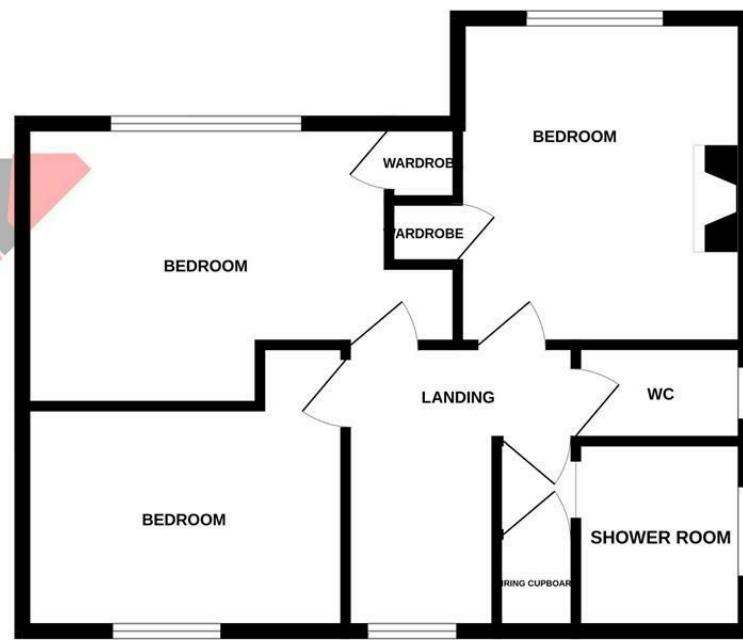




## GROUND FLOOR



## 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)	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			
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.