PCM
ESTATE AGENTS

# 100, Victoria Avenue, Hastings, TN35 5BT

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**Offers In Excess Of £385,000**

An exceptionally well-presented and EXTENDED THREE BEDROOM DETACHED HOUSE with LARGE REAR GARDEN and a 29ft GARAGE. Located on a sought-after and quiet road within the popular Ore Village region of Hastings and offered to the market CHAIN FREE.

The property boasts beautifully presented, STYLISH AND MODERN accommodation comprising an entrance hallway with bespoke fitted storage units, LOUNGE being OPEN PLAN to a BESPOKE KITCHEN-DINER with central island, vaulted ceiling and BI-FOLD DOORS leading out to the garden, a SEPARATE UTILITY ROOM and DOWNSTAIRS WC. To the first floor there are THREE BEDROOMS and a LUXURY BATHROOM SUITE. Externally the property enjoys a FANTASTIC REAR GARDEN which extends to a good size and also features an OUTBUILDING considered ideal for a home office/ further living accommodation, whilst to the front there is a driveway providing OFF ROAD PARKING leading to the 29ft TANDEM GARAGE.

Located on a sought-after and quiet road within close proximity to local schooling, the property is considered an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your viewing to avoid disappointment.

**PRIVATE FRONT DOOR**
Leading to:

**ENTRANCE HALLWAY**
Spacious with a range of bespoke fitted cupboards, stairs rising to first floor accommodation with under stairs storage cupboard, herringbone flooring, radiator, porthole window to side aspect, door to:

**LOUNGE**
15'8 plus bay x 10'10 (4.78m plus bay x 3.30m)
Double glazed window to front aspect, radiator, open plan to:

**DINING ROOM**
19'4 x 10'10 narrowing to 6'10 (5.89m x 3.30m narrowing to 2.08m)
Herringbone flooring, radiator, further built in storage cupboard, double glazed window and part double glazed door to side aspect, radiator, open plan to:

**KITCHEN**
18'11 x 12'6 (5.77m x 3.81m)
Beautifully presented bespoke fitted kitchen comprising a range of eye and base level units with central island and worksurfaces over, breakfast bar, ceramic Butler inset sink with mixer tap, range of integrated appliances including oven, microwave, induction hob, dishwasher, bi-fold doors to rear aspect leading out o the garden, vaulted ceiling with Velux windows to rear aspect.

**UTILITY ROOM**
Base level units with worksurfaces, stainless steel inset sink, space and plumbing for washing machine and tumble dryer, radiator, double glazed windows to side aspect.

**WC**
Dual flush wc, chrome ladder style radiator, wash hand basin with tiled splashback.

**FIRST FLOOR LANDING**
Loft hatch, double glazed window to side aspect.

**BEDROOM**
11'1 x 10'10 (3.38m x 3.30m)
Double glazed window to front aspect having pleasant views to the sea, built in wardrobe with sliding mirrored door, radiator.

**BEDROOM**
10'10 x 9'6 (3.30m x 2.90m)
Built in storage cupboard, double glazed window to rear aspect, radiator.

**BEDROOM**
8' x 6'7 (2.44m x 2.01m)
Double glazed window to rear aspect enjoying partial sea views, radiator.

**BATHROOM**
8'1 x 5'5 (2.46m x 1.65m)
Luxury suite comprising a panelled bath with mixer tap and shower attachment, shower screen, floating wash hand basin with tiled splashback and storage below, dual flush wc, chrome ladder style radiator, part tiled walls, tiled flooring, extractor fan, two double glazed obscured windows to rear aspect.

**REAR GARDEN**
Well-presented and large featuring a patio area abutting the property, steps up to the main garden which is predominantly laid to lawn and features a further patio area providing ample space for seating and entertaining. The garden features a range of mature shrubs and plants. Towards the end of the garden you will find two storage sheds and a summer house/ home office.

**SUMMER HOUSE/ HOME OFFICE**
10'8 x 9'4 (3.25m x 2.84m)
Power, lighting, double glazed windows to both front and side aspects.

**GARAGE**
29'9 x 8'5 max (9.07m x 2.57m max )
Up and over door, power, lighting, double glazed obscured windows to both rear and side aspects.

Council Tax Band: D

GROUND FLOOR

1ST FLOOR

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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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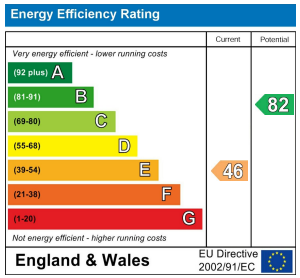


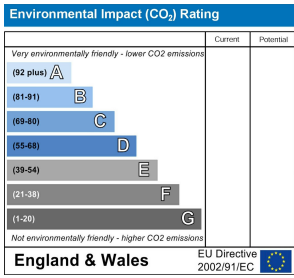


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