



ESTATE AGENTS

35, Madeira Drive, Hastings, TN34 2NH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £350,000

****GUIDE PRICE £350,000 - £370,000****

PCM Estate Agents are delighted to offer this FOUR BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM, SEMI-DETACHED 1930'S HOUSE located in a sought-after and quiet Hastings Road, within easy reach of Alexandra Park and local schooling, making this an IDEAL FAMILY HOME! Externally the property boasts a BEAUTIFULLY PRESENTED FAMILY FRIENDLY REAR GARDEN which enjoys a SUNNY ASPECT in addition to AMPLE OFF ROAD PARKING at the front.

Inside, the accommodation is deceptively spacious and arranged over three floors comprising a generous entrance hallway, lounge, kitchen, DINING ROOM, cloakroom, first floor landing with THREE BEDROOMS and a bathroom, whilst to the second floor the loft has been converted to provide a further DOUBLE BEDROOM and a SHOWER ROOM.

Located on a RARELY AVAILABLE ROAD, please call the owners agents 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, two under stairs storage cupboards one of which housing the boiler and the other housing the electric meter, wall mounted thermostat control, double glazed window to side aspect, radiator, door to:

CLOAKROOM

11'3 x 3'8 (3.43m x 1.12m)

Ideal for further storage space.

LOUNGE

14'6 max x 12'4 (4.42m max x 3.76m)

Feature fire surround with gas fireplace, double glazed bay window to front aspect.

KITCHEN

11'5 x 7'7 (3.48m x 2.31m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven and grill below, integrated dishwasher, integrated freezer and integrated fridge, stainless steel inset sink with mixer tap, double glazed window to rear aspect overlooking the garden, archway leading to:

DINING ROOM

11'4 max x 8'10 (3.45m max x 2.69m)

Double glazed French doors and windows to rear aspect leading out to the garden, radiator.

FIRST FLOOR LANDING

Stairs rising to the second floor accommodation, built in storage cupboard, double glazed window to side aspect.

BEDROOM

12'2 x 12' (3.71m x 3.66m)

Double glazed window to front aspect enjoying a pleasant outlook, radiator.

BEDROOM

12'10 max x 11'3 (3.91m max x 3.43m)

Double glazed window to rear aspect overlooking the garden, radiator, built in storage cupboard.

BEDROOM

7'11 max x 6'8 (2.41m max x 2.03m)

Double glazed window to front aspect enjoying a pleasant outlook, radiator.

BATHROOM

Panelled bath with mixer tap, shower attachment and shower screen, wc, wash hand basin, radiator, tiled walls, double glazed obscured windows to side and rear aspects.

SECOND FLOOR LANDING

Leading to:

BEDROOM

10'1 x 7'4 plus 14'4 x 5'10 (3.07m x 2.24m plus 4.37m x 1.78m)

Double glazed window to rear aspect overlooking the garden, double glazed Velux window to side aspect enjoying pleasant far reaching views, door providing access to eaves storage, radiator.

SHOWER ROOM

Walk in shower with shower screen, wc, wash hand basin, radiator, door providing access to eaves storage, tiled walls, double glazed Velux window to front aspect.

REAR GARDEN

A delightful feature of the property being beautifully presented and private. Enjoying a sunny aspect with patio area abutting the property, ideal for seating and entertaining, predominantly laid to lawn with a range of mature shrubs, plants and trees in addition to a pond with waterfall feature, outside water tap, side access to the front of the property. Towards the end of the garden there is a further seating area and storage shed.

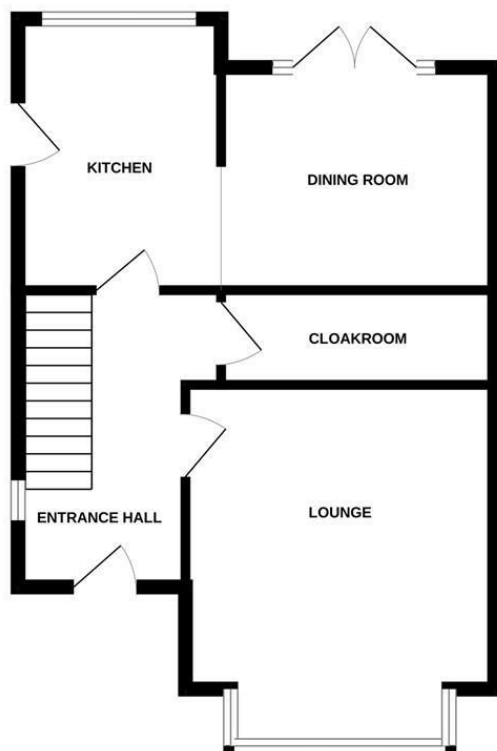
OUTSIDE - FRONT

Driveway providing off road parking for two vehicles, pathway leading to front door.

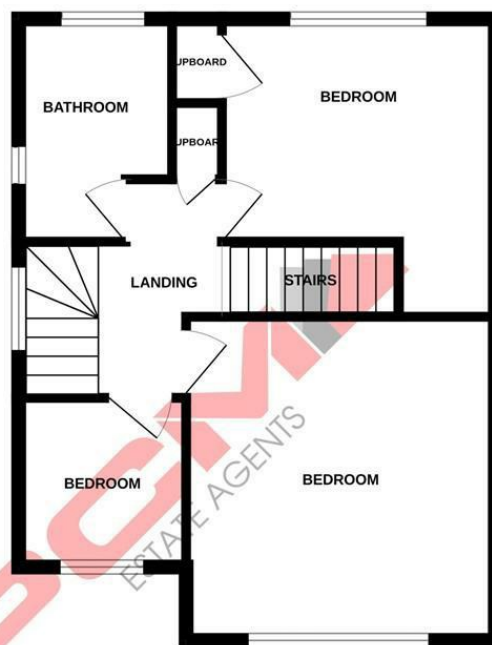
Council Tax Band: D



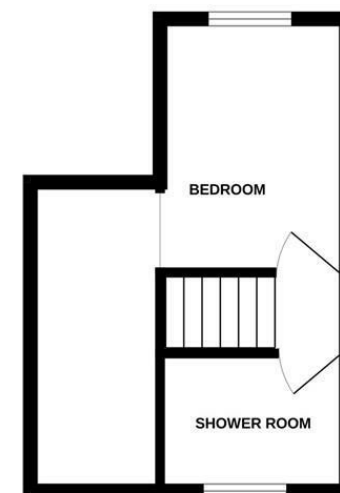
GROUND FLOOR



1ST FLOOR



2ND 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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