



ESTATE AGENTS

131, Parker Road, Hastings, TN34 3TP

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

Guide Price £250,000

**** GUIDE PRICE £250,000 - £260,000 ****

PCM Estate Agents welcome to the market this **THREE BEDROOM SEMI-DETACHED HOUSE** with a **LARGE REAR GARDEN** located within the sought-after Blacklands region of Hastings, within easy reach of local schooling making it an **IDEAL FAMILY HOME**. Offered to the market **CHAIN FREE** with lots of potential for those looking for a **HOME TO IMPROVE**.

The spacious accommodation comprises an entrance hallway, lounge, **DINING ROOM**, kitchen, first floor landing, **THREE BEDROOMS** and a family bathroom. Externally the property boasts a **FANTASTIC REAR GARDEN** which extends to a good size, whilst to the front there is an area of garden which does offer potential for a driveway, subject to the necessary planning consents.

If you are looking for a **SPACIOUS HOUSE** offering huge potential, considered ideal for first time purchase, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, double glazed window to side aspect, telephone point, radiator, door to:

LOUNGE

13'1 max x 11' (3.99m max x 3.35m)

Double glazed bay window to front aspect, radiator, open plan to:

DINING ROOM

10'10 x 9'9 max (3.30m x 2.97m max)

Double glazed window to rear aspect overlooking the garden, wall mounted gas fired boiler, return door to hallway.

KITCHEN

7'6 x 6'5 (2.29m x 1.96m)

Comprising a range of eye and base level units with worksurfaces over, double glazed window to side aspect, part double glazed door to rear aspect leading out to the garden, under stairs storage/larder cupboard.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

10'11 x 10'11 (3.33m x 3.33m)

Built in storage cupboard, radiator, double glazed window to rear aspect.

BEDROOM

12' x 9'6 (3.66m x 2.90m)

Radiator, double glazed window to front aspect.

BEDROOM

10'8 x 6'9 (3.25m x 2.06m)

Radiator, double glazed bay window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, part tiled walls, extractor fan, radiator, double glazed obscured window to rear aspect.

REAR GARDEN

A particular feature of the property, being large and family friendly, with a patio area abutting the property, providing space for seating and entertaining. The rest of the garden is predominantly laid to lawn and features enclosed fenced boundaries.

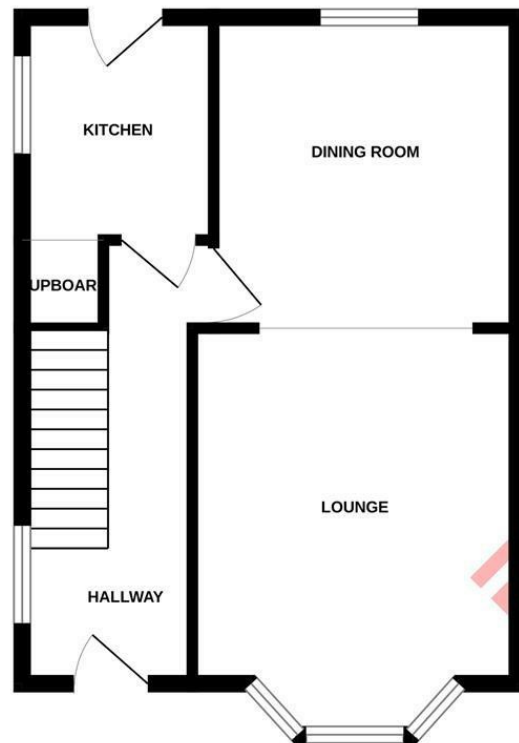
OUTSIDE - FRONT

Private garden, predominantly laid to lawn with pathway leading to the front door. The front garden could offer potential for a driveway, subject to the necessary planning consents.

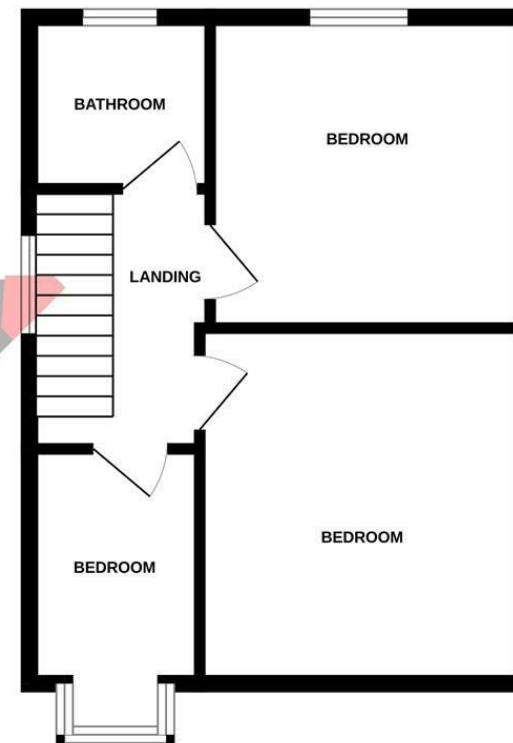
Council Tax Band: C



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.
Made with Metropix ©2025

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.

