



ESTATE AGENTS

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**Offers In Excess Of £264,500**



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**

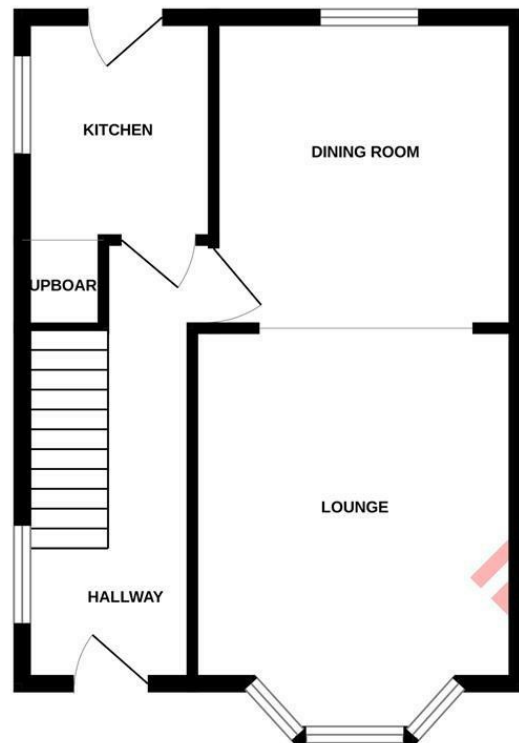
A particular feature of the property, being large and family friendly, with a patio area abutting the property, providing space for seating and entertaining. The rest of the garden is predominantly laid to lawn and features enclosed fenced boundaries.

#### **OUTSIDE - FRONT**

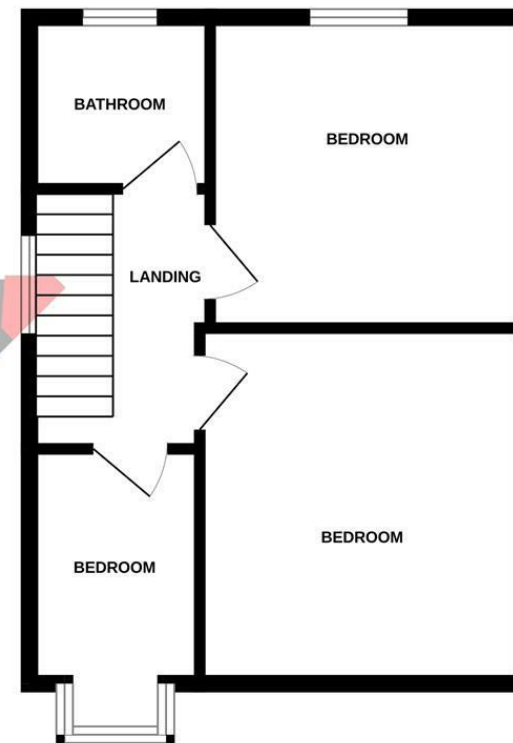
Private garden, predominantly laid to lawn with pathway leading to the front door. The front garden could offer potential for a driveway, subject to the necessary planning consents.



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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