



ESTATE AGENTS

241, Parker Road, Hastings, TN34 3UA

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

Guide Price £275,000

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PCM Estate Agents are delighted to present to the market CHAIN FREE this UNIQUE THREE BEDROOM SEMI-DETACHED OLDER STYLE FAMILY HOME, with adaptable FAMILY ACCOMMODATION, a GOOD SIZED GARDEN and a block paved drive providing OFF ROAD PARKING for multiple vehicles.

This OLDER STYLE HOME offers modern comforts including gas fired central heating, double glazing and well-proportioned accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, large living room, SEPARATE DINING ROOM, KITCHEN-BREAKFAST ROOM and 19ft CONSERVATORY. To the first floor there is a LUXURIOUS BATHROOM with bath and shower, THREE GOOD SIZED BEDROOMS with the master benefitting from a mezzanine floor offering an additional living space/ dressing room area and an EN SUITE SHOWER ROOM. The property has a GOOD SIZED GARDEN with a decked patio that opens up onto a section of lawn.

Conveniently positioned on the outskirts of the Blacklands region of Hastings, close to popular schooling establishments and nearby local amenities. This property must be viewed to fully appreciate the convenient space and position on offer.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to the upper floor accommodation, large cloaks cupboard, wall mounted security alarm pad, tile effect laminate flooring, radiator, coving to ceiling, dado rail, double glazed window to side aspect, doors opening to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin with tiled splashback, double glazed window with pattern glass to front aspect.

LIVING ROOM

21'5 max x 13'5 max (6.53m max x 4.09m max)

Coving to ceiling, double radiator, television point, brick fireplace with inset gas fire, double glazed window to front aspect, internal wood partially glazed French doors opening to:

DINING ROOM

12'9 x 8'8 (3.89m x 2.64m)

Wood laminate flooring, coving to ceiling, partially wood panelled walls, double glazed French doors opening to the large conservatory, further door opening to:

KITCHEN-BREAKFAST ROOM

18'3 max x 9' max (5.56m max x 2.74m max)

Wall mounted Worcester boiler, four ring gas hob with extractor over, inset drainer-sink unit with mixer tap, double radiator, Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for tall fridge freezer, ample space for breakfast table, dual aspect room with double glazed window and door to side aspect, double glazed window to rear aspect, return door to entrance hall.

CONSERVATORY

19'9 x 17'7 (6.02m x 5.36m)

Part tiled flooring, partially decked flooring, UPVC construction with windows to both side and rear elevations, double glazed French doors to side and further double glazed French doors to rear opening to the garden.

FIRST FLOOR LANDING

Doors opening to:

BEDROOM ONE

12'4 x 9'7 (3.76m x 2.92m)

Wood laminate flooring, double radiator, partially vaulted ceiling with double glazed window to rear aspect having lovely townscape views, fixed wood staircase ascending to:

MEZZANINE LEVEL

14'1 x 9' (4.29m x 2.74m)

Measurement excludes recess. Currently used by the existing vendors as an additional living space, offering an adaptable space and could be used as a dressing room, with Velux windows to front and rear aspects, again having lovely townscape views.

EN SUITE

Walk in shower enclosure with electric shower, low level wc, pedestal wash hand basin, double radiator, partially wood panelled walls, Velux window to side aspect.

BEDROOM TWO

12'6 x 10' (3.81m x 3.05m)

Coving to ceiling, picture rail, double radiator, double glazed window to front aspect.

BEDROOM THREE

9'4 x 8' (2.84m x 2.44m)

Measurement excludes recess. Built in double wardrobe, coving to ceiling, radiator, access to eaves storage, double glazed window to rear aspect with lovely townscape views.

BATHROOM

Tiled walls, large walk in shower enclosure with electric shower, stand alone Victorian roll top style bathtub with mixer tap and shower attachment, pedestal wash hand basin, low level wc, ladder style heated towel rail, down lights, LED lighting, wall lighting, built in storage cupboard, double glazed window to front aspect with pattern glass for privacy.

OUTSIDE - FRONT

Block paved drive providing off road parking for several vehicles, walled boundaries, gated side access down the side elevation, external power point.

REAR GARDEN

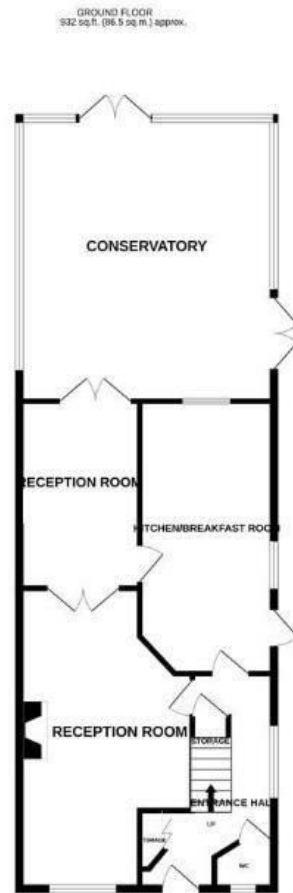
Landscaped with a decked patio offering ample outdoor space to sit out, eat al-fresco and entertain, further section of garden which is partially lawned with a meandering path down the side leading to the bottom of the garden. The garden is established with a variety of small trees, wooden shed, fenced boundaries, gated side access.

AGENTS NOTE

The vendor has made us aware that in the conservatory there is a swimming pool set beneath that is covered with a fixed decked patio. The pool has been drained and the pumps etc for pool are outside. The pool was heated and hasn't been used for 15 years or so so unsure if still works.

Council Tax Band: C





TOTAL FLOOR AREA : 1589 sq.ft. (147.7 sq.m.) approx.

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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