



ESTATE AGENTS

56, Alfred Road, Hastings, TN35 5HY

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

Price £325,000

A THREE BEDROOMED 1930's SEMI-DETACHED HOUSE with LARGE GARDEN and OFF ROAD PARKING, Located in the sought-after Clive Vale region of Hastings, within easy reach of local schooling, the Old Town and Ore Village with its range of amenities. Offered to the market CHAIN FREE and considered an IDEAL FAMILY HOME.

The property offers spacious accommodation throughout comprising a porch, entrance hallway, 18ft KITCHEN-DINER which leads out to the garden, lounge, first floor landing, THREE BEDROOMS and the family bathroom. A particular feature of this property is its LARGE REAR GARDEN which is predominantly level and FAMILY FRIENDLY, whilst to the front of the property there is OFF ROAD PARKING.

Located within the popular CLIVE VALE region of HASTINGS viewing comes highly recommended by PCM Estate Agents for those seeking their IDEAL FAMILY HOME. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed windows to front and side aspects, door to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, radiator, double glazed obscured window to front aspect.

LOUNGE

13' max x 12'4 (3.96m max x 3.76m)

Light and airy room with double glazed bay window to front aspect, picture rail, feature fire surround, raditaor.

KITCHEN-DINER

18'5 x 12'5 max (5.61m x 3.78m max)

Spacious open plan room comprising a range of eye and base level units with central island, worksurfaces, space for a number of appliances including a cooker with extractor above, fridge, freezer, washing machine and slimline

dishwasher, stainless steel inset sink with mixer tap, double glazed window to rear aspect overlooking the garden. Dining area offering ample space for dining table and chairs, radiator, double glazed windows and double doors to rear aspect leading out to the garden.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

13'6 max x 11'2 (4.11m max x 3.40m)

Double glazed bay window to front aspect, picture rail, radiator.

BEDROOM

12'5 x 10'4 (3.78m x 3.15m)

Double glazed window to rear aspect, radiator.

BEDROOM

7'2 x 6'11 (2.18m x 2.11m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath, wc, wash hand basin, part tiled walls, tiled flooring, airing cupboard, radiator, two double glazed obscured windows to rear aspect.

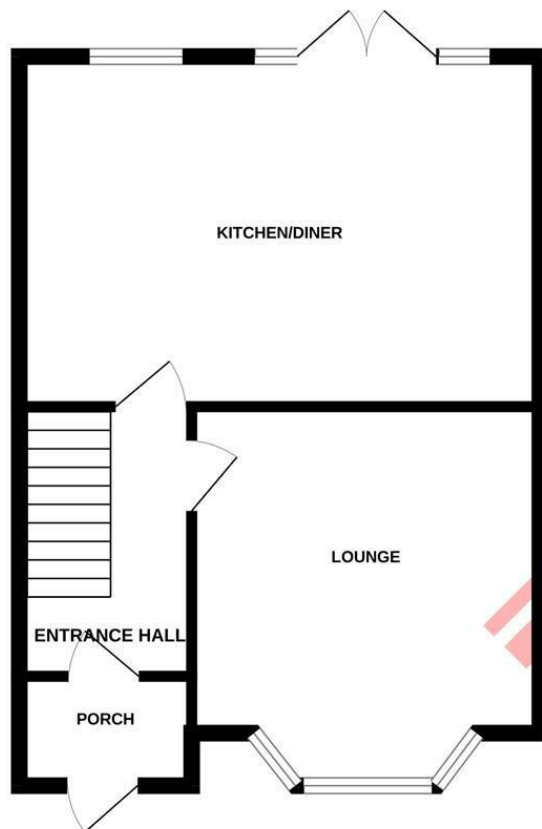
REAR GARDEN

A delightful feature of this property, large and family friendly being predominantly level with a spacious patio area abutting the property, ideal for seating and entertaining, large area of lawn with planted borders featuring a range of mature shrubs and plants, whilst towards the end of the garden there is a further patio areas with vegetable patches, greenhouse and two storage sheds. There are enclosed fenced boundaries, gate providing side access to front of the property and right of way for neighbouring property.

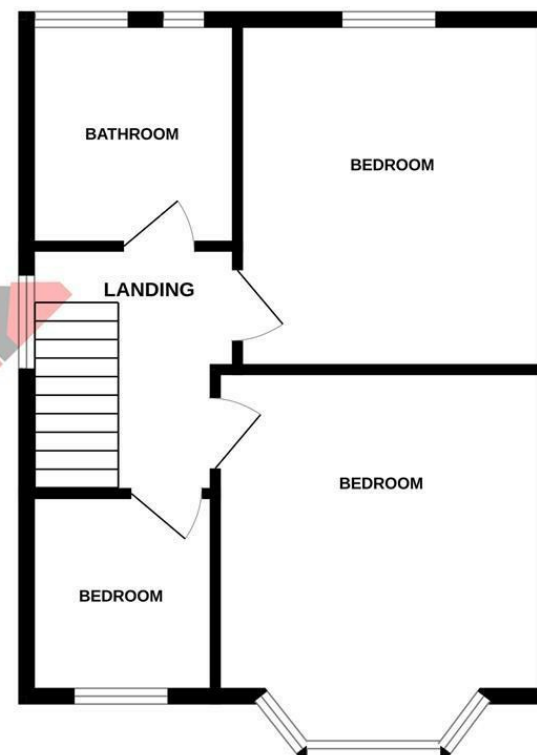
Council Tax Band: B



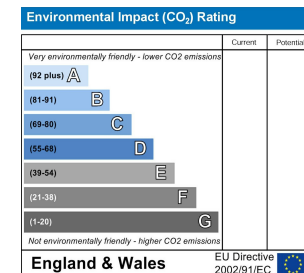
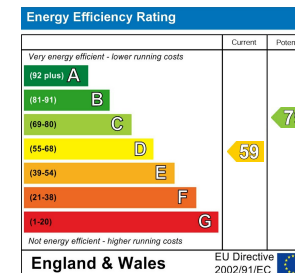
GROUND FLOOR



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 ©2024



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.