



ESTATE AGENTS

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Offers In The Region Of £350,000

**** SOLD PRIOR TO MARKETING ****

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this FOUR/ FIVE BEDROOM SEMI-DETACHED HOUSE, located in the highly sought-after Blacklands region of St Leonards, with OFF ROAD PARKING, GARAGE and a LEVEL FAMILY FRIENDLY GARDEN.

The property is IN NEED OF SOME UPDATING, but offers well-proportioned accommodation arranged over two floors comprising a welcoming entrance hall, lounge, SEPARATE DINING ROOM, kitchen, GROUND FLOOR SHOWER ROOM and OPTIONAL FIFTH BEDROOM/ STUDY. To the first floor there are FOUR BEDROOMS, a bathroom and a SEPARATE WC. The property does benefit from gas fired central heating, double glazing and a GOOD SIZED FAMILY FRIENDLY GARDEN.

Conveniently positioned within easy reach of amenities, including popular schooling establishments and Alexandra Parl. Viewing comes highly recommended, please contact the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Radiator, coving to ceiling, offering ample space to take off coats and shoes, further wooden partially glazed door opening to:

HALLWAY

Stairs rising to the upper floor accommodation, coving to ceiling, double radiator, door to:

LIVING ROOM

14'1" narrowing to 13'2" x 13'4" max (4.29m narrowing to 4.01m x 4.06m max)

Under stairs storage cupboard, television and telephone points, double radiator, coving to ceiling, double glazed window to front aspect with lovely views over the front garden, double sliding doors leading to:

DINING ROOM

13'4" x 9' (4.06m x 2.74m)

Coving to ceiling, radiator, door to kitchen, double glazed patio door opening to:

REAR LOBBY

8'8" x 3'8" (2.64m x 1.12m)

UPVC construction with polycarbonate roof, double glazed sliding patio door leading to the garden.

KITCHEN

13'4" narrowing to 8'9" x 8'6" max (4.06m narrowing to 2.67m x 2.59m max)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space for appliances including washing machine and tall fridge freezer, radiator, large under stairs storage cupboard, part tiled walls, double glazed window to rear aspect with views onto the garden, door to side opening to:

INNER LOBBY/ HALL

6'6" x 4'2" (1.98m x 1.27m)

Wall mounted Potterton boiler, storage cupboard, doors to:

GROUND FLOOR SHOWER ROOM

Walk in shower enclosure with shower, low level wc, wash hand basin, part tiled walls, radiator, coving to ceiling, extractor fan, double glazed window with obscured glass for privacy to side aspect.

BEDROOM/ STUDY

10'1" x 8'8" (3.07m x 2.64m)

Radiator, television point, double glazed window to rear aspect having views onto the garden, double glazed door opening to the garden.

FIRST FLOOR LANDING

Spacious with loft hatch, airing cupboard housing the immersion heater, doors to:

BEDROOM

13'11" x 9'8" (4.24m x 2.95m)

Radiator, fitted wardrobes, coving to ceiling, double glazed window to front aspect.

BEDROOM

11'9" x 9' (3.58m x 2.74m)

Radiator, built in cupboard/ wardrobe, double glazed window to rear aspect with views onto the garden.

BEDROOM

9'6" x 8'9" (2.90m x 2.67m)

Wall mounted fitted cupboards, radiator, double glazed window to front and rear elevations.

BEDROOM

9'4" x 7'7" (2.84m x 2.31m)

Coving to ceiling, radiator, cupboard over stairs with shelving, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, tiled walls, heated towel rail, double glazed obscured glass window to rear aspect.

SEPARATE WC

Part tiled walls, radiator, dual flush low level wc, double glazed window to rear aspect with obscured glass for privacy.

OUTSIDE - FRONT

Expansive driveway providing off road parking for multiple vehicles, area of lawned front garden, walled front boundaries, gated access to the rear garden.

ATTACHED GARAGE

17'3" x 9'4" (5.26m x 2.84m)

With up and over door, personal door to rear, power and light.

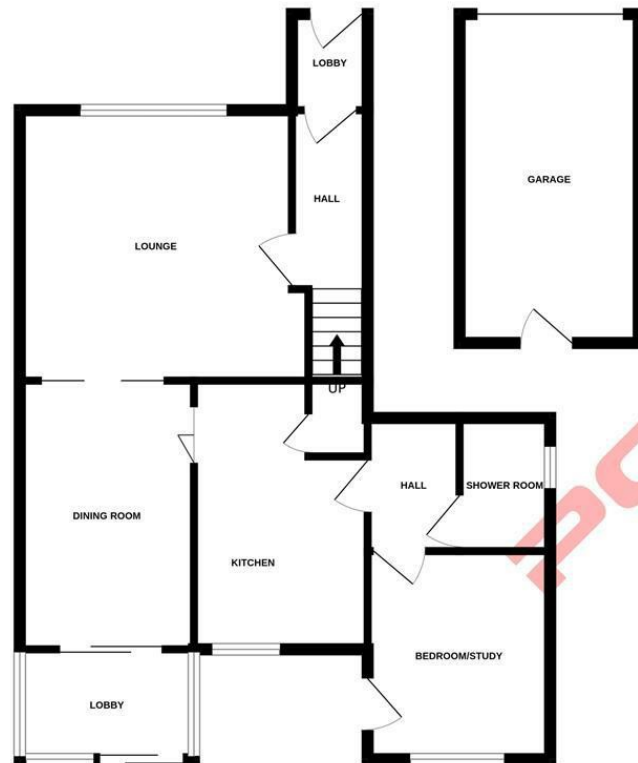
REAR GARDEN

Stone patio abutting the property providing ample space to eat al-fresco and entertain, area of lawn, established plants and shrubs, path leading down the side elevation to the front, outside water tap.

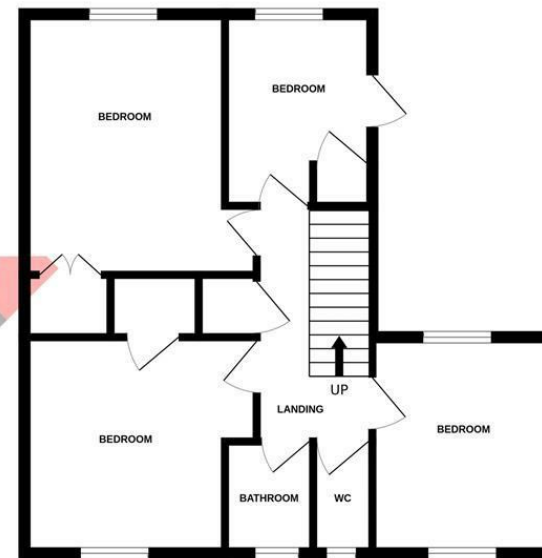
Council Tax Band: C



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.
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		