



ESTATE AGENTS

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Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented SEMI-DETACHED THREE BEDROOM FAMILY HOME, located in a favourable region of St Leonards, close to Alexandra Park and within easy reach of amenities in Silverhill as well as popular schooling establishments nearby. The property has a block paved drive providing OFF ROAD PARKING for multiple vehicles and a LOVELY ENCLOSED REAR GARDEN.

Inside, there are modern comforts including gas fired central heating, double glazing and well-proportioned well-appointed accommodation over two floors comprising a porch, entrance hall, DUAL ASPECT LOUNGE-DINER with WOOD BURNING STOVE a pleasant outlook and access to the garden, kitchen, first floor landing, THREE BEDROOMS, modern bathroom and a SEPARATE WC.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

UPVC construction with double glazed windows to front and side elevations, further door opening to:

INVITING ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wall mounted thermostat control for gas fired central heating, under stairs storage cupboard, door opening to:

DUAL ASPECT LOUNGE-DINING ROOM

19'2 x 12'1 (5.84m x 3.68m)

Coving to ceiling, fireplace with tiled hearth, wooden mantle and inset wood burning stove, television and telephone points, two radiators, double glazed window to front having elevated views, double glazed sliding patio doors to rear garden providing a pleasant outlook and access, doorway to:

KITCHEN

10'11 x 8'4 (3.33m x 2.54m)

Part tiled walls, tiled flooring, wall mounted cupboard concealed boiler, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, under cupboard lighting, double glazed door and window to rear aspect providing a pleasant outlook and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM

12'4 x 11'6 (3.76m x 3.51m)

Airing cupboard housing immersion heater, coving to ceiling, double glazed window to front aspect having lovely views.

BEDROOM

12' x 9'7 (3.66m x 2.92m)

Radiator, double glazed window to rear aspect having view onto the garden.

BEDROOM

7'4 narrowing to 5'3 x 9'1 max (2.24m narrowing to 1.60m x 2.77m max)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with electric shower over and glass shower screen, pedestal wash hand basin with mixer tap, tiled walls, tiled flooring, extractor fan for ventilation, radiator, double glazed pattern glass window to rear aspect.

SEPARATE WC

Dual flush low level wc, tiled walls, tiled flooring, radiator, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

The property occupies a slightly elevated position set back from the road with a block paved driveway providing off road parking for multiple vehicles, lawned front garden and a few steps up to the front door.

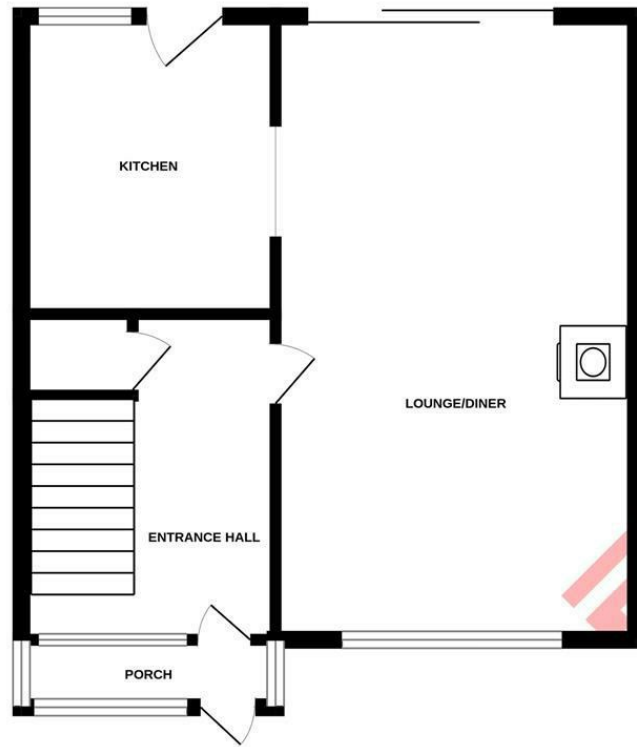
REAR GARDEN

Decked patio abutting the property, section of lawn, raised planted borders, fenced boundaries, further decked patio at the bottom of the garden, summer house, outside water tap, gated side access to the driveway.

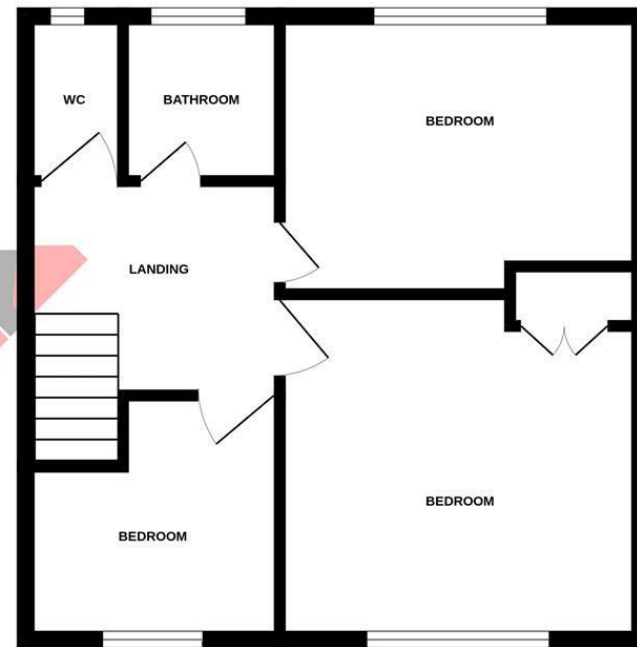
Council Tax Band: C



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			78
(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	

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.