



ESTATE AGENTS

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Guide Price £440,000

**** GUIDE PRICE £440,000 TO £450,000 ****

PCM Estate Agents are delighted to offer for sale an opportunity to secure this SUBSTANTIAL SUPERBLY PRESENTED FIVE BEDROOM OLDER STYLE CHARACTER SEMI-DETACHED HOUSE.

Accommodation comprises an entrance hall, 25ft KITCHEN-DINER, good sized lounge, STUDY, MASTER BEDROOM with EN-SUITE BATHROOM, further MODERN BATHROOM plus EN SUITE WC to GROUND FLOOR BEDROOM and a CLOAKROOM also. This beautifully presented home offers spacious and adaptable accommodation with benefits including gas central heating and double glazing. Additional benefits include a LOFT ROOM, OFF ROAD PARKING for multiple vehicles and a particular feature of this superb home is the STUNNING REAR GARDEN that must be viewed to be appreciated.

Situated in this highly sought after location within reach of local schools, local shopping facilities and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Call now to book your immediate viewing to avoid disappointment.

PART DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Enclosed, part glazed door to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, radiator, understairs storage cupboard.

BEDROOM

14'9" max x 12'0" max (4.50 max x 3.66 max)

Double glazed bay window to front aspect, radiator, feature fire surround, return door to hallway, door to:

EN SUITE WC

Low level wc, pedestal wash hand basin, extractor fan.

STUDY

10'7" x 7'11" max (3.23 x 2.41 max)

Double glazed window to side aspect, radiator, double doors returning to hallway, sliding door to:

CLOAKROOM

Low level wc, pedestal wash hand basin, wall mounted gas boiler.

KITCHEN-DINER

25'1" max x 14'6" max (7.65 max x 4.42 max)

Double glazed windows to rear and side aspects, inset butler sink with mixer taps over, range of wooden base units comprising cupboards and drawers set beneath granite worksurfaces, plumbing for dishwasher, gas point, ceiling roses, feature fire surround, under stairs storage cupboard, staircase rising to upper floor accommodation, double glazed double doors opening to rear garden, door to:

LOUNGE

19'1" x 10'11" max (5.82 x 3.33 max)

Radiator, feature fire surround with tiled hearth and fitted gas fire, double glazed sliding patio doors opening to rear garden.

From the Kitchen-Diner there is a staircase leading to:

BEDROOM

12'8" x 11'7" plus door recess (3.86 x 3.53 plus door recess)

Double glazed window to rear aspect, radiator, walk-in wardrobe, further built in cupboard, door to:

EN SUITE BATHROOM

Double glazed window to side aspect, part tiled walls, panelled bath with mixer spray attachment and over bath shower and fitted shower screen, wash hand basin set into vanity unit beneath, low level wc, heated towel rail/radiator, inset ceiling spotlighting.

FIRST FLOOR LANDING

Velux window to rear aspect, built in cupboard, staircase rising to Loft Room.

BEDROOM

12'11" max x 10'6" max (3.94 max x 3.20 max)

Double glazed window to front aspect, radiator, fitted stainless steel sink set into base unit and work surface, return door to landing.

BEDROOM

11'1" max x 10'9" max (3.38 max x 3.28 max)

Double glazed window to side aspect, radiator, feature fire surround, built in cupboard, inset ceiling spotlighting.

BEDROOM

9'2" x 5'5" (2.79 x 1.65)

Double glazed window to front aspect, inset ceiling spotlighting, radiator, return door to landing.

BATHROOM

Double glazed window to side aspect, part tiled walls, white suite comprising panelled bath with over bath shower, pedestal wash hand basin, low level wc, heated towel rail/radiator, shaver point, return door to landing.

LOFT ROOM

13'8" max x 10'9" max (4.17 max x 3.28 max)

Approached by staircase on First Floor Landing. Velux window to side aspect, inset ceiling spotlighting.

FRONT GARDEN

Fenced to front, block paved driveway providing off road parking for multiple vehicles, exterior light.

REAR GARDEN

Beautifully landscaped and a particular feature of the property with good sized patio area leading to gardens laid to lawn, further patio area, flowerbeds, trees and shrubs, steps up to further area of garden with shed and caravan. Gardens are enclosed by fencing and enjoy a westerly aspect, outside tap, outside power points.

GARDEN ROOM

20'4 x 9'4 (6.20m x 2.84m)

Currently arranged as a garden room/ bar. Timber frame construction, insulated, down lights, power connected, wood laminate flooring, wood panelled walls, bespoke fitted bar area, television point, French doors to side elevation providing access and outlook and access onto the garden.

Council Tax Band: C





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	