



ESTATE AGENTS

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Price £350,000

PCM Estate Agents are delighted to present to the market this well-presented THREE BEDROOM SEMI-DETACHED HOME with a LOFT ROOM and OUTDOOR STUDIO. Situated in the highly sought-after Clive Vale area of Hastings.

Accommodation comprises a BAY FRONTED LOUNGE, an L SHAPED KITCHEN-DINER with double glazed doors opening onto the rear garden, first floor landing, THREE BEDROOMS and a MODERN SHOWER ROOM. There is a LOFT ROOM which benefits from TRIPLE ASPECT VELUX WINDOWS and a radiator, offering fantastic potential for conversion, subject to the necessary consents. Externally the property enjoys a PATIO AND LAWNED AREA with a SUNNY ASPECT, ideal for outdoor dining and entertaining. The garden also leads to an air-conditioned/ heated OUTDOOR STUDIO/ HOME OFFICE with power and lighting. Further benefits include FEATURE FIREPLACES, gas central heating and double glazing throughout.

Conveniently located close to local schools, amenities in Ore Village and within easy reach of Hastings Old Town and town centre.

Early viewing comes highly recommended, please contact the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Exposed wooden floorboards, space for coat and shoe storage, under stairs storage cupboard with additional alcove, double glazed window to side aspect, door opening to:

LOUNGE

18'3 x 11'8 max into bay (5.56m x 3.56m max into bay)

Exposed wooden floorboards, feature fireplace with surround and tiled hearth, picture rail, vertical radiator, double glazed bay window to front aspect.

KITCHEN-DINER

23' max narrowing to 13'1 x 12'5 max narrowing to 8'6 (7.01m max narrowing to 3.99m x 3.78m max narrowing to 2.59m)

Exposed wooden floorboards, feature wood burning stove with tiled hearth, picture rail, vertical radiator, double glazed patio doors opening onto the rear garden. Comprising a range of eye and base level units, space and plumbing for dishwasher and washing machine, five ring gas hob with electric double oven below and extractor over, wall mounted gas boiler, butler sink with mixer tap, two double glazed windows to side aspect.

FIRST FLOOR LANDING

Access to the loft room via hatch and wooden ladder, exposed wooden floorboards, built in storage cupboard, double glazed window to side aspect.

BEDROOM

12'7 x 12' max (3.84m x 3.66m max)

Feature fireplace, radiator, double glazed window to front aspect.

BEDROOM

11'9 x 9'5 (3.58m x 2.87m)

Feature fireplace with tiled hearth, exposed wooden floorboards, radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden and views toward the sea and nearby Country Park.

BEDROOM

8'1 x 8' (2.46m x 2.44m)

Built in raised double bed with storage beneath, vertical radiator, exposed wooden floorboards, frosted double glazed window to front aspect.

SHOWER ROOM

Walk-in double shower with waterfall style shower head, wash hand basin, wc, radiator, marble effect aquaborded walls, marble effect tiled flooring, two frosted double glazed windows to side aspect.

LOFT ROOM

17' max x 15'6 max (5.18m max x 4.72m max)

Radiator, two access points to eaves storage, one of which having access to the plumbing above the shower room, triple aspect Velux windows to front, rear and side aspects.

OUTSIDE - FRONT

Steps up to the front door, accessed via the storm porch, area of lawn with a range of mature shrubs, patio area, footpath providing rear access via side gate.

REAR GARDEN

Currently arranged over two levels with the first of which being a large patio area, perfect for outdoor dining and entertaining, steps down to an area of lawn, variety of mature trees and shrubs, footpath access to the side of the property and to additional storage shed, air-conditioning unit for studio.

STUDIO

15'1 x 7'1 (4.60m x 2.16m)

Double glazed patio doors, power points, lighting, consumer unit, air conditioning/ heating unit.

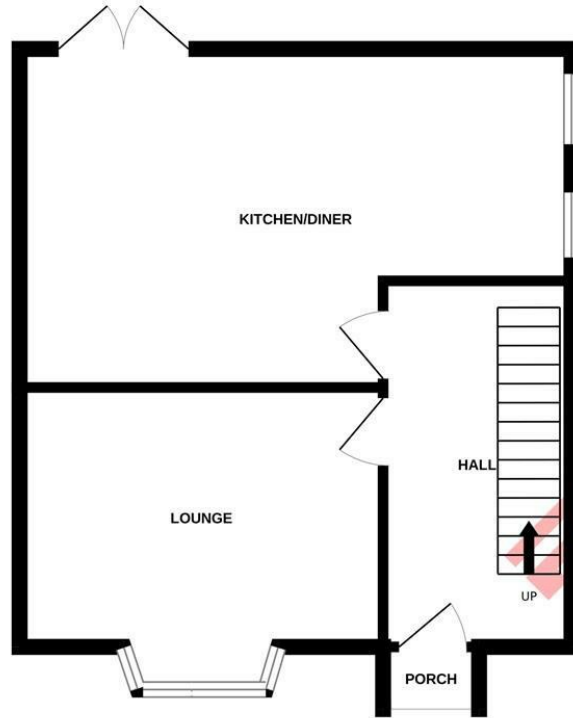
Council Tax Band: C



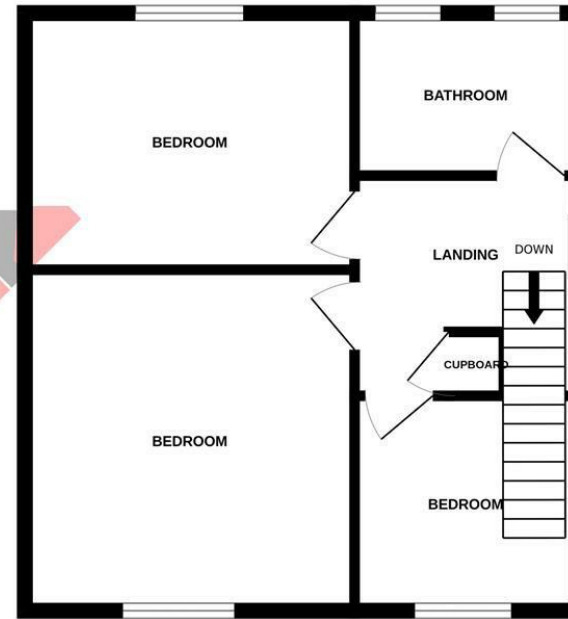




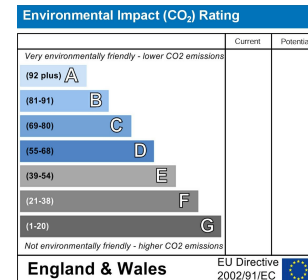
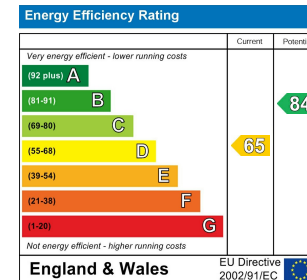
GROUND FLOOR



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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