



ESTATE AGENTS

35, Fearon Road, Hastings, TN34 2DL

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Price £675,000

PCM Estate Agents welcome to the market a RARE & EXCITING OPPORTUNITY to acquire this CHAIN FREE meticulously refurbished DETACHED VICTORIAN VILLA, boasting FOUR/ FIVE BEDROOMS. Positioned on this sought-after road within Blacklands, close to popular schooling establishments and nearby Alexandra Park. Blending timeless elegance with contemporary comforts.

Approached via a recently added BLOCK PAVED DRIVE and providing access to an inviting vestibule, spacious entrance hall, living room, STUDY, IMPRESSIVE OPEN PLAN DUAL ASPECT KITCHEN-DINING ROOM being fitted with a range of INTEGRATED BOSCH APPLIANCES, UTILITY and separate WC. Upstairs, you will find a GALLERIED LANDING providing access to TWO EN SUITE BEDROOMS in addition to TWO FURTHER BEDROOMS and a LUXURY BATHROOM with bath and shower. The property also has a CELLAR space set beneath the property that can be accessed via the entrance hall.

Externally the attractive façade offers plenty of kerb appeal, there is a BEAUTIFULLY LANDSCAPED GARDEN with a substantial sandstone patio offering ample space to entertain or eat al-fresco. In addition, there is a section of lawn that is ideal for those with a family/children.

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

COMPOSITE FRONT DOOR

Opening onto:

VESTIBULE

High ceilings, ceiling rose, column style radiator, further wooden partially glazed door opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to the upper floor accommodation, doorway providing access to a staircase that descends to the basement, column style radiator, wood flooring, high skirting boards, high ceilings with cornicing, ceiling rose, double glazed replacement sash window to side aspect.

LIVING ROOM

12'2 x 12' (3.71m x 3.66m)

Wood flooring, high ceilings with cornicing, ceiling rose, column style radiator, high skirting, double glazed replacement sash window to front aspect, wooden partially glazed doors opening to:

IMPRESSIVE KITCHEN-DINING ROOM

31' max into bay x 13' max (9.45m max into bay x 3.96m max)

Dual aspect with a double glazed bay window with replacement sash windows to front aspect, double glazed French doors framing and providing access onto the lovely landscaped garden, high ceilings with cornicing, ceiling rose, inset down lights, television point, two column style radiators, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops and matching upstands, Bosch five ring induction hob with Bosch cooker hood over, waist level Bosch oven and grill to the side aspect. There is an island providing additional storage and a breakfast bar area, inset one & ½ bowl stainless steel sunken sink with moulded drainer into the stone countertop and mixer tap, integrated appliances including a pull out waste disposal, Bosch dishwasher and an integrated Bosch tall fridge freezer.

UTILITY

7'1 x 5'5 (2.16m x 1.65m)

High ceilings with cornicing, extractor fan for ventilation, column style radiator, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, space and plumbing for washing machine and tumble dryer, inset drainer-sink unit with mixer tap, double glazed window to rear aspect overlooking the garden.

CLOAKROOM

Vanity enclosed wash hand basin with mixer tap and tiled splashback, wc, ladder style heated towel rail, high ceilings with cornicing, down lights, extractor fan for ventilation, tiled flooring, double glazed frosted glass replacement sash window to rear aspect.

STUDY/ OPTIONAL FIFTH BEDROOM

10'1 x 9' (3.07m x 2.74m)

High ceilings with cornicing, ceiling rose, high skirting, television point, wood

flooring, column style radiator, double glazed replacement sash window to rear aspect.

FIRST FLOOR LANDING

Galleried with loft hatch providing access to loft space, column style radiator, high ceiling with cornicing and ceiling rose, ample storage, double glazed sash window to side aspect.

MASTER BEDROOM

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

High ceilings with cornicing and ceiling rose, column style radiator, high skirting, television point, double glazed replacement sash window to front aspect, door to:

EN SUITE

Vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, wall mounted mirrored vanity unit, walk in shower with waterfall style shower head and further hand-held shower attachment, low level wc, part tiled walls, tiled flooring, coving to ceiling, down lights, extractor for ventilation, double glazed frosted replacement sash window to front aspect.

BEDROOM

13'2 x 11'7 (4.01m x 3.53m)

High ceiling with cornicing and ceiling rose, high skirting, television point, column style radiator, two double glazed replacement sash windows to front aspect, door to:

EN SUITE

Walk in shower enclosure with rain style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, dual flush low level wc, ladder style heated towel rail, part tiled walls, tiled flooring, down lights, extractor for ventilation, coving to ceiling.

BEDROOM

12'7 x 9'3 (3.84m x 2.82m)

High ceilings with cornicing and ceiling rose, high skirting, television point, column style radiator, double glazed replacement sash window to rear aspect with views onto the rear garden.

BEDROOM

10'2 x 9'8 (3.10m x 2.95m)

High ceilings with cornicing, high skirting, ceiling rose, column style radiator, double glazed replacement sash window to rear aspect with views onto the garden.

BATHROOM

Stand alone contemporary bathtub with freestanding mixer tap and shower attachment, walk in shower with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap and tiled splashback along with ample storage beneath, wall mounted mirrored vanity unit, low level wc, ladder style heated towel rail, part tiled walls, tiled flooring, down lights, extractor for ventilation, coving to ceiling, double glazed window with frosted glass to rear aspect.

CELLAR

Offering additional storage space, well-lit with steps down from the entrance hall to a lobby, from here you can access three further rooms set beneath the main house.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles and a section of lawned front garden, walled/ fenced boundary.

REAR GARDEN

Inviting sandstone patio abutting the property, offering ample space for entertaining and eating al-fresco, this extends to a side path which leads to a side gate providing access to the front garden. There are a few steps up onto a relatively level section of lawn, fenced boundaries, outside water tap.

AGENTS NOTE

In accordance with section 21 of the Estate Agents Act 1979, we advise that the seller of this property is connected to PCM Estate Agents.

Council Tax Band: F

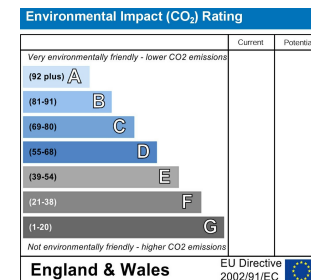
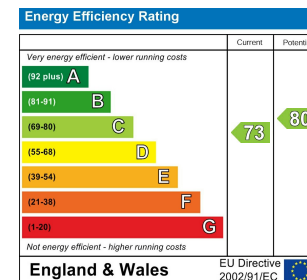








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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