



ESTATE AGENTS

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Offers In Excess Of £475,000

An impressive DETACHED 1930's THREE BEDROOM HOUSE occupying a GOOD SIZED PLOT, positioned on this incredibly sought-after and RARELY AVAILABLE ROAD within Hastings. The property has been renovated and modernised to a very HIGH STANDARD by the current owners. Offered to the market CHAIN FREE!

Offering exceptionally well-proportioned accommodation over two floors comprising a spacious entrance hall, ground floor SHOWER ROOM, DUAL ASPECT LIVING ROOM, open plan dual aspect KITCHEN-DINING ROOM, upstairs landing, THREE DOUBLE BEDROOMS, a bathroom and a SEPARATE WC. The property occupies a GOOD SIZED PLOT with GARDENS extending off the front and rear elevations, mainly laid to lawn with a variety of mature trees and shrubs, with an area of patio that wraps around to a decked area. Modern comforts include gas fired central heating and double glazing.

The property is set back in a highly sought-after position within the popular Blacklands region of Hastings, close to Alexandra Park and nearby popular schooling establishments.

This 1930's DETACHED FAMILY HOME must be viewed to fully appreciate the convenient position and quality of accommodation on offer. Please call the owners agents now to book your viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, wall mounted vertical column style radiator, digital control for gas fired central heating, wood laminate flooring laid in a herringbone pattern, doors leading to:

DUAL ASPECT LIVING ROOM

19'7 into bay x 12'6 (5.97m into bay x 3.81m)

Ceiling height approximately 8'7. Impressive reception room with double glazed bay window to front with bespoke window seat offering additional storage space and made to measure blind, double glazed French door providing a pleasant outlook and access onto the garden, two vertical column style radiators, recessed bespoke joinery and shelving offering additional storage, fireplace with wooden mantle and tiled hearth, space for a recessed television on the wall.

OPEN PLAN KITCHEN-DINING ROOM

24'4 into bay x 13'6 (7.42m into bay x 4.11m)

Ceiling height approximately 8'7. Triple aspect room enjoying plenty of light, ample space for entertaining, spotlights to ceiling, feature pendant hanging lighting over the island, continuation of the wood laminate flooring laid in herringbone pattern, two wall mounted vertical column style radiators, ample space for dining table, double glazed window to front with made to measure bespoke blind, double glazed window to rear providing outlook onto the garden with made to measure bespoke blind, single door to side opening to the garden. Fitted with a matching Shaker style range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, matching upstands, inset resin sink with mixer spray tap, Hotpoint four ring gas hob with extractor over and a electric fan assisted oven below, integrated appliances including a dishwasher, tall fridge freezer and a washing machine, island that could be used as a breakfast bar and offers additional storage space.

DOWNSTAIRS SHOWER ROOM

Recently refurbished and updated having a concealed cistern dual flush low level wc, ceramic wash

hand basin with mixer tap, stone countertop, walk in shower enclosure with hand-held shower attachment and matt black fixings, column style radiator, under stairs storage, down lights, extractor for ventilation, double glazed frosted glass window to rear aspect.

FIRST FLOOR LANDING

Half landing with stairs rising to the main landing having double glazed window to rear aspect having views onto the garden, column style radiator, loft hatch providing access to loft space, doors to:

BEDROOM

17'1 max x 12'5 (5.21m max x 3.78m)

Dual aspect with two double glazed windows to rear aspect with views onto the garden and double glazed window to front aspect, all of which having made to measure bespoke blinds, two column style radiators, featured panelled walls.

BEDROOM

13'9 into bay x 13'4 (4.19m into bay x 4.06m)

Column style radiator, double glazed bay window to front aspect with made to measure bespoke blind.

BEDROOM

9'7 x 9'6 (2.92m x 2.90m)

Column style radiator, double glazed window to rear aspect with lovely views onto the garden and made to measure bespoke blind.

BATHROOM

Panelled bath with mixer tap and shower over with rain style shower head and further hand-held shower attachment, glass shower screen, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, partially wood panelled and partially tiled walls, tiled flooring, down lights, double glazed frosted glass window to front aspect with made to measure bespoke blind.

SEPARATE WC

Contemporary style low level wc, partially wood panelled walls, double glazed window to side aspect.

OUTSIDE - FRONT

Set back from the road with steps/ path leading to the front door with hand rail, lawned front garden with some plants and shrubs, gated access to the rear garden.

REAR GARDEN

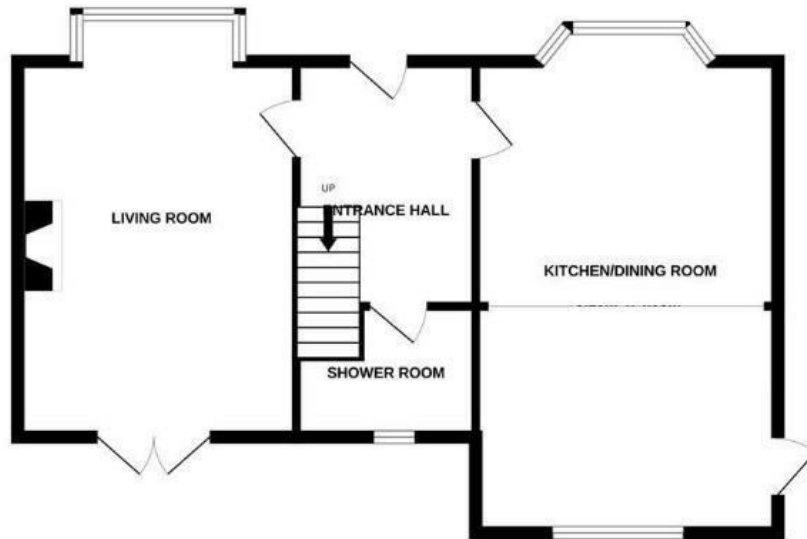
Landscaped and enjoying plenty of sunshine throughout the day, combination of a decked patio and composite patio abutting the property, section of lawn ideal for families with children, planted borders with plants , shrubs and trees.







GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.

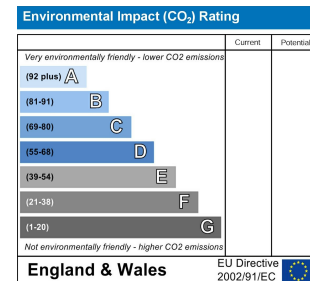
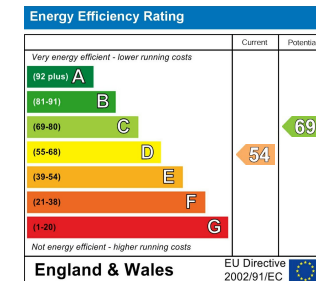


1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

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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