



ESTATE AGENTS

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Guide Price £255,000

****GUIDE PRICE £255,000-£265,000****

PCM Estate Agents are delighted to present to the market an opportunity to purchase this MODERN MID TERRACED TWO DOUBLE BEDROOMED HOUSE, built to a HIGH SPECIFICATION by Park Lane Property Group in 2019 and forming part of this intimate development of select new starter homes. The property also has the benefit of gas fired central heating, double glazing, ALLOCATED PARKING and a PRIVATE REAR GARDEN

Accommodation is arranged over two floors and comprises an IMPRESSIVE 30FT OPEN PLAN KITCHEN-DINING-LIVING ROOM, DOWNSTAIRS WC, upstairs landing, TWO DOUBLE BEDROOMS and a bathroom.

Conveniently positioned on the northern outskirts of Hastings, close to amenities within Ore, popular schooling establishments and nearby countryside walks within Hastings Country Park.

This home is IDEAL FOR A FIRST TIME BUYER or somebody looking to downsize to a more manageable property. Please call the owners agents now to book your viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening onto:

OPEN PLAN KITCHEN-DINING-LIVING ROOM

30' x 11'5 narrowing to 7'6 (9.14m x 3.48m narrowing to 2.29m)

The living area is carpeted with stairs rising to the upper floor accommodation, double glazed sliding patio doors to garden, down lights, television point and radiator. The kitchen has polished tiled flooring and is fitted with a matching range of eye and base level cupboards and drawers with soft close hinges and worksurfaces over, integrated appliances include a dishwasher and washer/dryer, there is a space for a tall fridge freezer, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, under cupboard lighting, down lights, radiator, wall mounted consumer unit for the electric, double glazed window to front aspect.

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, continuation of the polished tiled flooring, down lights.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, light tunnel allowing for natural light to flow through from the roof.

BEDROOM ONE

12'2 x 11'5 (3.71m x 3.48m)

Cupboard concealed boiler with slated shelving, radiator, double glazed window to rear aspect with lovely views over rooftops and out to the countryside.

BEDROOM TWO

11'7 narrowing to 9'5 x 11'3 (3.53m narrowing to 2.87m x 3.43m)

Radiator, two double glazed windows to front aspect.

BATHROOM

Bath with mixer tap and shower attachment, glass shower screen, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, ladder style heated towel rail, part tiled walls, tiled flooring, down lights, extractor fan for ventilation, light tunnel allowing natural light to enter the room.

OUTSIDE - FRONT

Allocated parking bay.

REAR GARDEN

Laid to lawn with a stone patio abutting the property and gated side access.

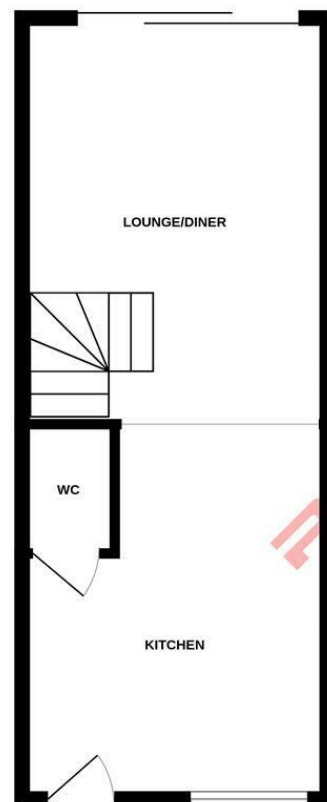
NOTE

The vendor has advised that they pay a management fee of £250 per annum.

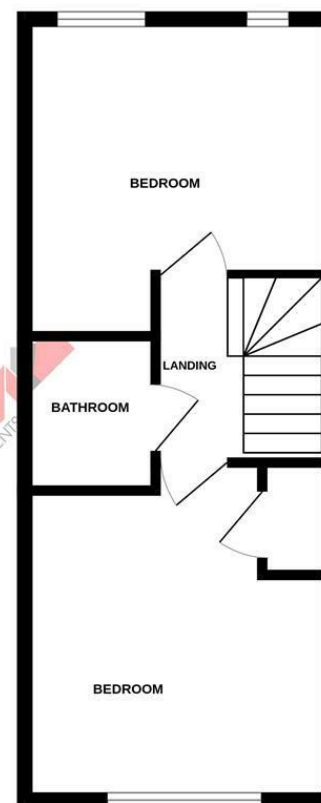
Council Tax Band: B



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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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		97
(92 plus) A		
(81-91) B	83	
(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		