



ESTATE AGENTS

40, Park View, Hastings, TN34 2HE

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £350,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this 1930's THREE BEDROOMED SEMI-DETACHED HOUSE positioned on this sought-after Hastings road with a LARGE GARDEN, OFF ROAD PARKING for two vehicles, gas central heating and double glazing.

Inside, the property offers accommodation arranged over two floors comprising a vestibule leading to entrance hall, lounge, SPACIOUS OPEN PLAN KITCHEN-DINING ROOM leading to a CONSERVATORY/ UTILITY space, first floor landing, THREE BEDROOMS and a bathroom. The property presents well to the market but also offers potential for further improvement.

A delightful feature of this property is the FAMILY FRIENDLY GARDEN with TWO LARGE OUTBUILDINGS ideal for using as workshops or simply storage.

The property is located within easy reach of popular schooling establishments and nearby amenities including Alexandra Park.

Viewing is recommended to appreciate the overall space and convenient position on offer, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Practical space for taking off coats and shoes, wooden partially glazed door with windows wither side opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, coving to ceiling, door opening to kitchen-diner and further door opening to:

LOUNGE

15'6 into bay x 11'2 (4.72m into bay x 3.40m)

Spacious with deep double glazed bay window to front aspect with a pleasant view onto the street, double radiator, television point, fireplace with tiled surround, wooden mantle and inset gas living flame fire, combination of wall and ceiling lights, television and telephone points.

KITCHEN-DINER

17'2 max x 11'1 narrowing to 9'5 (5.23m max x 3.38m narrowing to 2.87m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, wall mounted cooker hood, inset resin one & ½ bowl drainer sink with mixer tap, space for tall fridge freezer, space and plumbing for dishwasher, pantry cupboard, additional built in storage, tiled splashbacks, coving to ceiling, wood effect vinyl flooring, double glazed window with sliding patio door to rear aspect leading to the conservatory and having views through the conservatory to the garden.

CONSERVATORY

17'8 x 6'7 (5.38m x 2.01m)

Wall mounted electric panel radiator, tiled flooring, part brick construction with double glazed windows to rear and side elevations, double glazed door to side, double glazed French doors to rear, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to side aspect.

BEDROOM ONE

16'9 into bay x 10'7 narrowing to 9' (5.11m into bay x 3.23m narrowing to 2.74m)

Built in double wardrobe, period feature fireplace, coving to ceiling, deep double glazed bay window to front aspect allowing for lovely views extending over the street and beyond to neighbouring properties and to the tree line of Alexandra Park.

BEDROOM TWO

11'2 x 11' (3.40m x 3.35m)

Coving to ceiling, radiator, double glazed window to rear aspect with lovely views onto the garden.

BEDROOM THREE

8'9 x 7'2 (2.67m x 2.18m)

Exposed wooden floorboards, radiator, coving to ceiling, double glazed window to front aspect with lovely views over the street and beyond the properties to the tree line of Alexandra Park.

BATHROOM

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin, low level wc, radiator, coving to ceiling, extractor fan for ventilation, part tiled walls, double glazed pattern glass window to front aspect.

REAR GARDEN

Good sized and family friendly with fenced boundaries, ample seating areas and sections of lawn, patio abutting the property, planted borders and established shrubs, double opening gates to the side providing access and potential vehicular access through to the rear of the garden, outside water tap. The garden enjoys a pleasant and sunny aspect.

SHED

13' x 8 (3.96m x 2.44m)

Power and light, window and double opening wooden doors, could be utilised as a storage shed or as a workshop.

FURTHER SHED

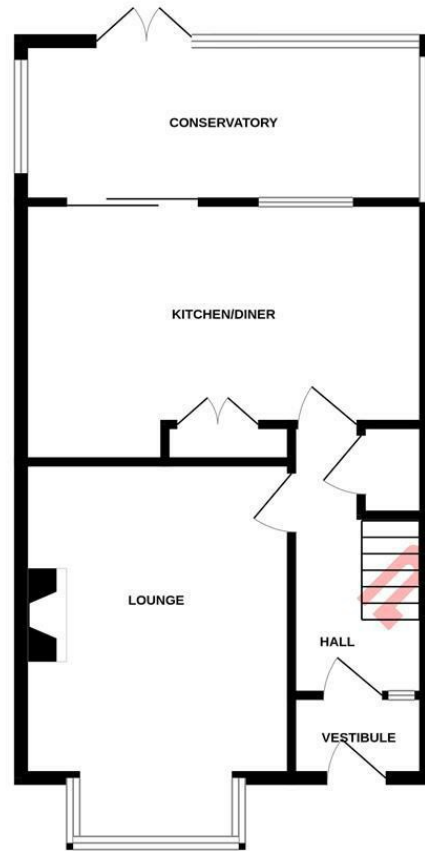
22' x 9'7 (6.71m x 2.92m)

Located at the bottom of the garden with windows and door, providing ample space for storage, with power and light.

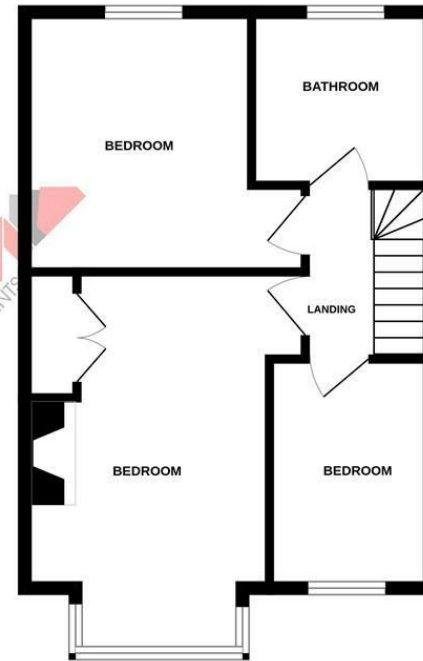
Council Tax Band: D



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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| 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 | | |

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.