



**228, Hillside Road, Hastings, TN34 2QT**

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**Offers In Excess Of £395,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXCEPTIONALLY WELL-PRESENTED and well-proportioned DETACHED THREE BEDROOMED FAMILY HOME positioned on this incredibly sought-after and convenient road within Hastings.

This home offers modern comforts including gas fired central heating, double glazing and offers well-proportioned and well-appointed accommodation over two floors comprising a spacious entrance hall, ground floor SHOWER ROOM, DUAL ASPECT LOUNGE-DINER, modern kitchen with GRANITE WORKTOPS and matching upstands as well as INTEGRATED APPLIANCES including washer/ dryer, dishwasher, hob and a double oven and grill. Upstairs, located off the landing are THREE GOOD SIZED BEDROOMS and the main family bathroom.

The property is approached via a well-proportioned block paved drive providing OFF ROAD PARKING for multiple vehicles and the house itself is set back from the road. There is a LOVELY LANDSCAPED GARDEN offering ample outside space for families or the garden enthusiast to enjoy.

This home must be viewed to fully appreciate the convenient position, you can enjoy LOVELY VIEWS from front facing rooms over Hastings to the sea and including views of Beachy Head.

Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening onto:

#### **SPACIOUS HALL**

Stairs rising to upper floor accommodation, two good sized storage cupboards one housing boiler, radiator, wall mounted thermostat control for gas fired central heating, up lighting, coving to ceiling.

#### **SHOWER ROOM**

Large walk in shower enclosure with electric shower, low level wc, wall mounted wash hand basin, tiled walls, tiled flooring, extractor fan for ventilation, down lights, radiator, double glazed obscured glass window to side aspect.

#### **DUAL ASPECT LOUNGE-DINING ROOM**

22'3 x 12' (6.78m x 3.66m)

Double glazed windows to front aspect, double glazed window and French doors to rear aspect with views and access onto the lovely garden, wood flooring, coving to ceiling, dado rail, combination of wall and ceiling lighting, television and telephone points, wooden fireplace with marble hearth and surround with inset fire, radiator.

#### **KITCHEN**

11'8 x 9'2 (3.56m x 2.79m)

Well thought out and built with a matching range of eye and base level cupboards and

drawers with granite worktops and matching upstands over, inset ceramic one & 1/2 bowl drainer-sink unit with mixer tap, five ring gas hob with fitted cooker hood/ extractor over and waist level double oven and grill, space for tall fridge freezer, integrated dishwasher and washer dryer, under cupboard lighting, Travertine flooring, double glazed window to rear aspect with lovely views onto the garden, double glazed door to side aspect providing access to the garden.

#### **FIRST FLOOR LANDING**

Double glazed window to front aspect having lovely far reaching views over the front garden, over Hastings to the sea and including views of Beachy Head, loft hatch providing access to loft space, wall lighting.

#### **BEDROOM ONE**

12'1 x 11'9 (3.68m x 3.58m)

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

#### **BEDROOM TWO**

12'1 x 9'3 (3.68m x 2.82m)

Coving to ceiling, radiator, double glazed window to front aspect having far reaching views over the front garden, over Hastings to the sea and to Beachy Head.

#### **BEDROOM THREE**

9'4 x 8'5 (2.84m x 2.57m)

Coving to ceiling, double radiator, airing cupboard with hot water cylinder, additional storage space, double glazed window to rear aspect with views onto the garden.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, radiator, shaver point, double glazed pattern glass window to side aspect.

#### **OUTSIDE - FRONT**

The property is set back from the road with a substantial block paved drive providing off road parking for multiple vehicles, section of lawn and pathway to the front door.

#### **REAR GARDEN**

Landscaped and fenced with a block paved patio path in addition to a raised decked patio providing ample outside space to entertain, gated side access to the front elevation, access to the garage, outside water tap and well established shrubs. Enjoying a pleasant and private aspect.

#### **GARAGE**

16'7 x 8'5 (5.05m x 2.57m)

Double glazed window to front aspect, up and over door, power and light.

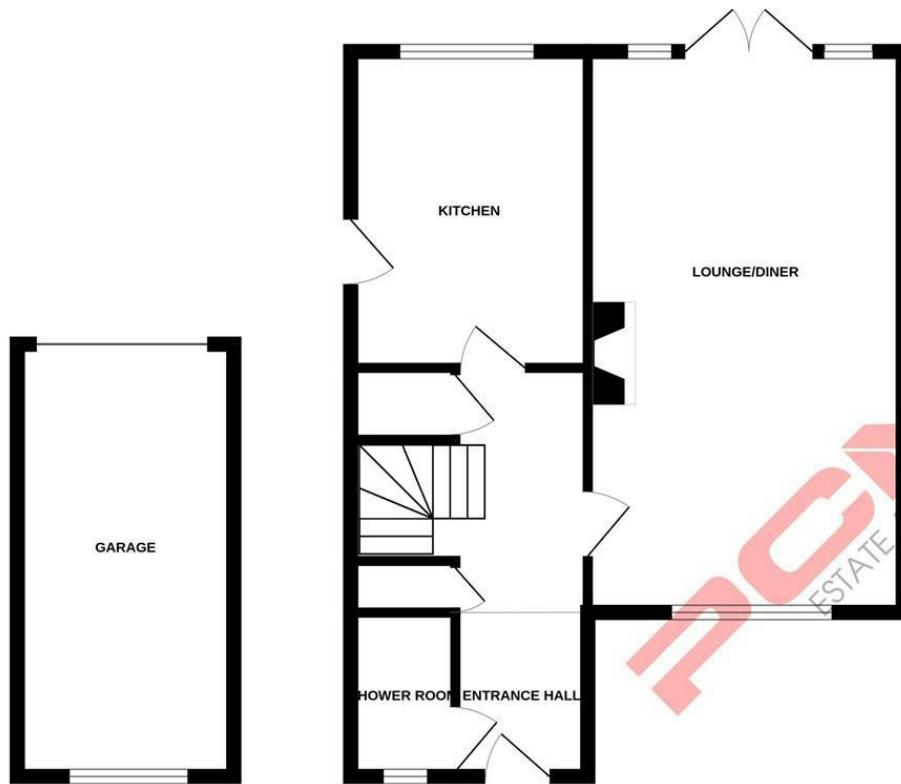
#### **AGENTS NOTE**

There is currently no vehicular access to the garage, previously there was rear gated access but the gate has been replaced by a fence, but could easily be reinstated. The driveway has a decked patio. An alternative would be to switch the garage door from back to front so that you could access the garage via the front driveway.

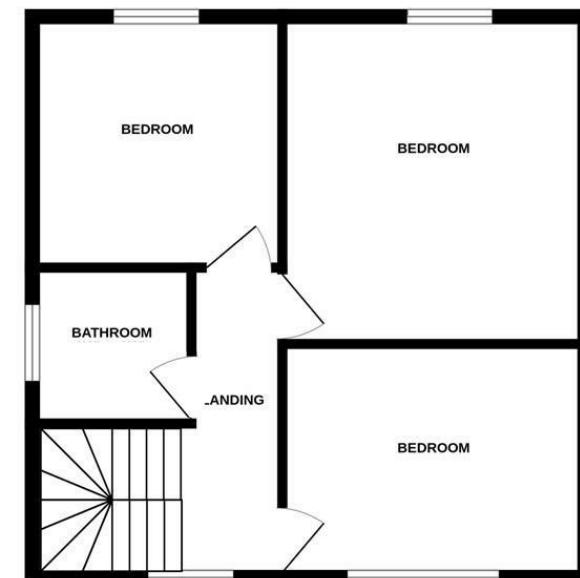
Council Tax Band: D



## 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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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			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			