PCM ESTATE AGENTS

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Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this MODERN END OF TERRACED FOUR BEDROOM HOUSE tucked away in a quiet location within this favourable development within Hastings. The property benefits from modern comforts including gas fired central heating, double glazing, OFF ROAD PARKING and a LOW-MAINTENANCE GARDEN.

Inside, you are greeted by a spacious entrance hall with access to a DOWNSTAIRS WC, lounge-diner, MODERN KITCHEN, ground floor RECEPTION ROOM/ FOURTH BEDROOM with EN SUITE SHOWER ROOM and UNDERFLOOR HEATING. Upstairs, the landing provides access to THREE FURTHER BEDROOMS and a family bathroom. The REAR GARDEN is enclosed and sympathetically terraced with a decked patio abutting the property and offering AMPLE OUTSIDE SPACE for patio furniture to sit out and eat al-fresco or simply relax.

This MODERN HOME is positioned within easy reach of popular schooling establishments within the area and amenities within Ore Village. Please call the owners agents now to book your viewing.

FRONT DOOR
Opening to:

SPACIOUS ENTRANCE HALL
Stairs rising to upper floor accomodation, wall mounted thermostat control for gas fired central heating, doors to:

DOWNSTAIRS WC
Wall mounted wash hand basin with tiled splashbacks, radiator, low level wc, consumer unit for electrics, double glazed obscured glass window to front aspect.

KITCHEN
8'11 x 8' (2.72m x 2.44m)
Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces and tiled splashbacks, one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with electric fan assisted oven below and extractor over, integrated tall fridge, integrated dishwasher, space and plumbing for washing machine, down lights, under cupboard lighting, double glazed window to front aspect.

LOUNGE-DINING ROOM
18'2 into bay x 14'8 max (5.54m into bay x 4.47m max)
Double glazed bay window to rear aspect with pleasant views onto the garden, double glazed French doors to garden, large under stairs storage cupboard, two radiators, wall mounted electric fire, television point, door to side aspect opening to:

RECEPTION ROOM/ FOURTH BEDROOM
12'3 x 8'7 (3.73m x 2.62m)
Down lights, loft hatch providing access to loft space, underfloor heating, double glazed bi-folding doors providing outlook and access onto the garden, door to:

EN SUITE WET ROOM
8'3 x 4'9 (2.51m x 1.45m)
Tiled walls, tiled flooring with underfloor heating, concealed cistern dual flush low level wc with vanity enclosed wash hand basin to the side and mixer tap, wall mounted vanity unit providing storage space, extractor fan, wall mounted shower, double glazed window with obscured glass to front aspect.

FIRST FLOOR LANDING
Loft hatch providing access to loft space, storage cupboard, doors to:

BEDROOM
12'3 x 8'1 (3.73m x 2.46m)
Ceiling light with fan, radiator, built in wardrobes, double glazed window to rear aspect.

BEDROOM
10' x 8' (3.05m x 2.44m)
Built in wardrobe, radiator, double glazed window to front aspect.

BEDROOM
9'4 x 6'4 (2.84m x 1.93m)
Radiator, double glazed window to rear aspect.

MODERN BATHROOM
P shaped panelled bath with mixer tap and shower over, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, part tiled walls, wood effect tiled flooring with underfloor heating, ladder style heated towel rail, wall mounted vanity unit, down lights, extractor fan, down lights, double glazed window with obscured glass to front aspect.

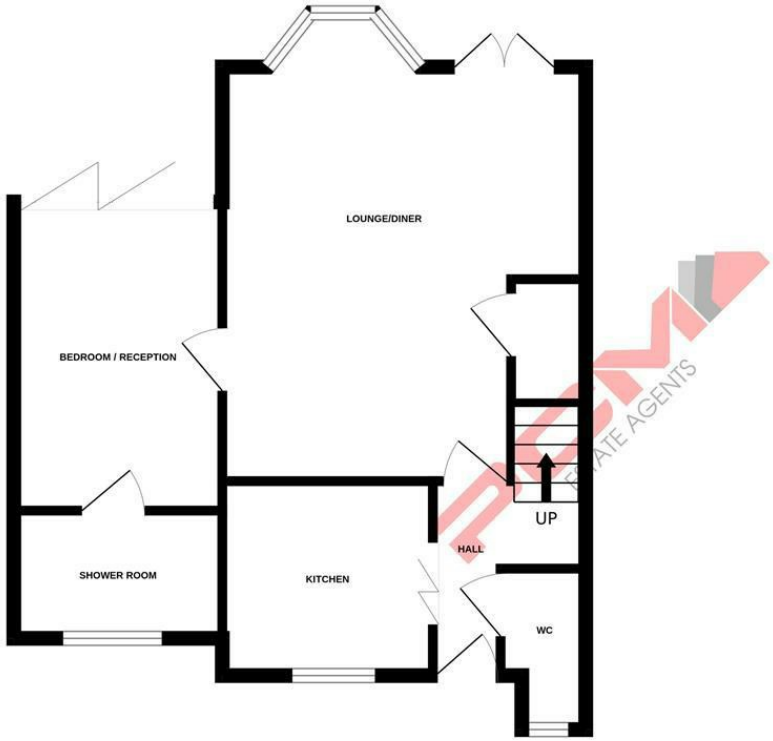
OUTSIDE - FRONT
Parking for two vehicles.

REAR GARDEN
Low maintenance with a decked patio abutting the property and offering outdoor space for patio furniture and to eat al-fresco, outside water tap, steps down onto a level section of lawn, fenced boundaries, wooden shed, outside lighting.

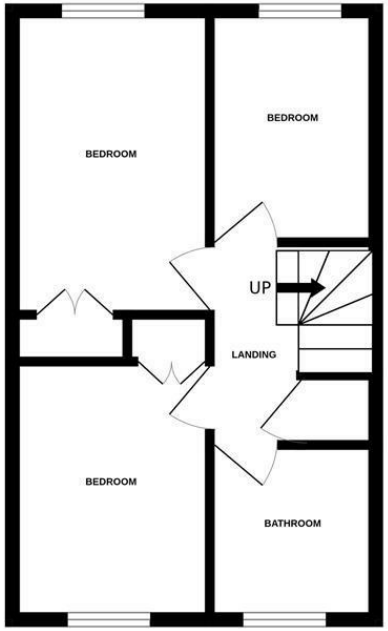
Council Tax Band: C

KEEP
HASTINGS
WEIRD

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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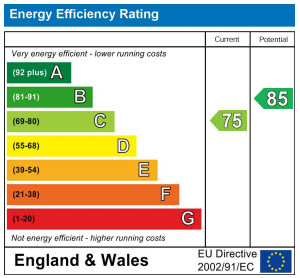

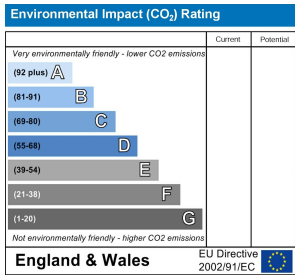

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.