



70a, Rye Road, Hastings, TN35 5DG

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Price £370,000

PCM Estate Agents are delighted to offer to the market an opportunity to secure this THREE/ FOUR BEDROOMED DETACHED FAMILY HOME with ANNEXE located in the popular Ore region of Hastings, within close proximity to local schooling and within easy reach of Ore Village and Hastings town centre itself.

The property is well-presented throughout and offers spacious accommodation arranged over two floors. The main house comprises an entrance hallway, MODERN FITTED KITCHEN-BREAKFAST ROOM, separate LOUNGE-DINER with access onto the garden, DOWNSTAIRS WC, first floor landing, THREE GOOD SIZED BEDROOMS and a family bathroom. The additional feature of this property is its separate ANNEXE which was formerly the garage and offers a BEDROOM with EN SUITE SHOWER ROOM plus a KITCHENETTE with its own front and side doors.

Externally the property also benefits from a PRIVATE AND SECLUDED REAR GARDEN whilst to the front there is OFF ROAD PARKING for multiple vehicles. If you are looking for a SPACIOUS FAMILY HOME with ANNEXE ACCOMMODATION in this sought-after region of Hastings, look no further than this example and call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

SPACIOUS ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, under stairs storage cupboards, radiator, door to;

KITCHEN-BREAKFAST ROOM

12'11 x 11' (3.94m x 3.35m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, inset sink with mixer tap, double glazed window to front aspect. Open plan to;

LOUNGE-DINER

22'3 x 11'5 narrowing to 9'11 (6.78m x 3.48m narrowing to 3.02m)

Feature fire surround, two double glazed windows to rear aspect, double doors opening up onto the garden, two radiators, wall mounted thermostat control, space for dining table and chairs, return door to hallway.

DOWNSTAIRS WC

Dual flush wc, wash hand basin, radiator, double glazed obscured window to front aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

13' x 11'5 (3.96m x 3.48m)

Double glazed double doors opening up onto a balcony, double glazed window to front aspect, radiator.

BALCONY

Enclosed private balcony with artificial lawn.

BEDROOM

11'5 x 9'11 (3.48m x 3.02m)

Double glazed window to rear aspect, radiator.

BEDROOM

10'5 max x 8'11 max (3.18m max x 2.72m max)

Built in wardrobe, double glazed window to rear aspect, radiator.

BATHROOM

10'4 x 4'9 (3.15m x 1.45m)

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, double glazed obscured window to front aspect, inset ceiling spotlights, tiled walls, tiled flooring.

ANNEXE ACCOMMODATION

Formerly the garage.

KITCHENETTE

9'3 x 6' (2.82m x 1.83m)

Comprising a range of eye and base level units with worksurfaces, stainless steel inset sink with mixer tap, double glazed window and door to front aspect, space and plumbing for washing machine, space for fridge.

BEDROOM

14'2 x 9'5 (4.32m x 2.87m)

Double doors onto garden, double glazed window to rear aspect, radiator, loft hatch, door to;

EN SUITE SHOWER ROOM

Wc, wash hand basin, walk in shower with shower screen, double glazed obscured window to side aspect, tiled walls.

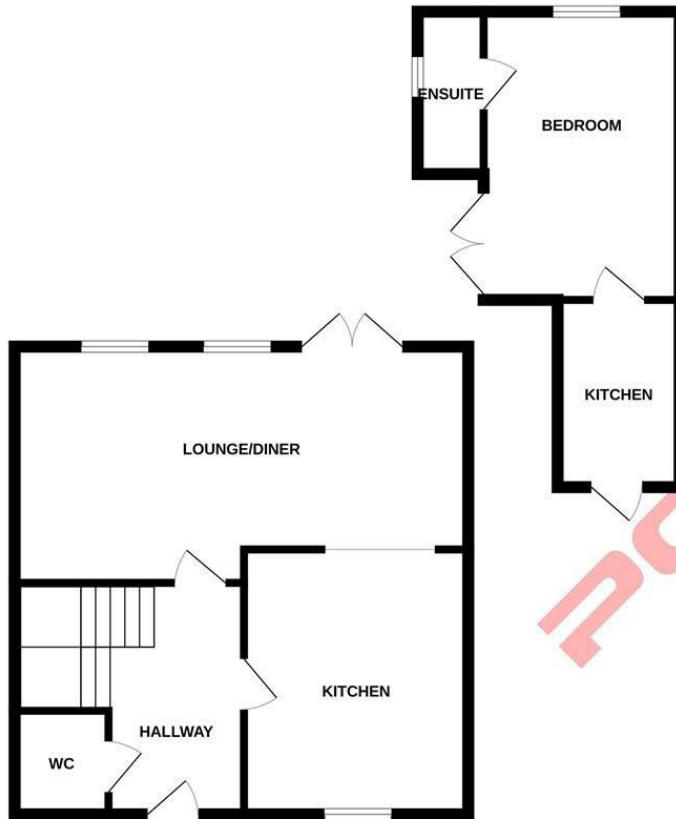
REAR GARDEN

Private and secluded with patio area ideal for seating and entertaining, featuring an area of artificial lawn, enclosed fenced boundaries.

Council Tax Band: D



GROUND FLOOR



1ST FLOOR



PCM
ESTATE AGENTS

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			
EU Directive 2002/91/EC		80	59
England & Wales			

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			
EU Directive 2002/91/EC		80	59
England & Wales			