



108, Fairlight Road, Hastings, TN35 5EL

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Price £450,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DOUBLE FRONTED SEMI-DETACHED THREE DOUBLE BEDROOM FAMILY HOME, positioned on the northern outskirts of Hastings with some LOVELY VIEWS over open fields and to the sea. There is OFF ROAD PARKING for multiple vehicles and a LOVELY REAR GARDEN.

Inside the property offers well-appointed and well-proportioned accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, DUAL ASPECT LIVING ROOM which leads onto a CONSERVATORY, a spacious and well-equipped KITCHEN-DINING ROOM, upstairs landing, THREE DOUBLE BEDROOMS, one of which with a BALCONY, and a family bathroom. The property enjoys modern comforts including gas fired central heating and double glazing, whilst also enjoying some LOVELY VIEWS extending off of the rear facing accommodation, over open fields and to the sea.

Conveniently positioned within easy reach of amenities within Ore Village, Hastings Country Park and popular schooling establishments. This LPVELY FAMILY HOME must be viewed to fully appreciate the convenient position and quality of the accommodation on offer.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

INVITING ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, coving to ceiling, wooden partially glazed double opening doors to living room, door to kitchen-diner and further door to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, tiled flooring.

DUAL ASPECT LIVING ROOM

28' into bay x 10'7 (8.53m into bay x 3.23m)

Coving to ceiling, two double radiators, fireplace with wooden mantle, stone hearth and inset wood burning stove, double glazed bay window to front aspect, door opening into the kitchen-diner, double glazed French doors with windows either side opening into;

CONSERVATORY

11'8 x 6'6 (3.56m x 1.98m)

Part brick construction with tiled flooring, double glazed windows to both rear and side elevations, double glazed door providing access to the garden. Pleasant views can be enjoyed over the garden, open fields and views of the sea through trees.

KITCHEN-DINER

17' x 7'7 plus 12'4 x 8'6 (5.18m x 2.31m plus 3.76m x 2.59m)

Continuation of the wood effect tiled flooring, space for large dining table, radiator, down lights, pendant light over the dining area, down lights to the kitchen area. The kitchen is fitted with a matching range of eye and base level cupboards and drawers, having soft close hinges, solid wood worksurfaces and tiled splashbacks, Range style cooker with double oven, grill and plate warmer, fitted cooker hood, inset resin one & ½ bowl drainer-sink with mixer tap, integrated appliances including a washing machine,

dishwasher and tall fridge freezer, under cupboard lighting, double glazed door to side aspect, double glazed window to front and further double glazed window to rear having views onto the garden and far reaching views over fields.

FIRST FLOOR LANDING

Spacious with loft hatch, radiator, doors to:

MASTER BEDROOM

16'7 narrowing to 10'9 x 11'5 narrowing to 8'1 (5.05m narrowing to 3.28m x 3.48m narrowing to 2.46m) Coving to ceiling, built in wardrobes, radiator, double glazed window to rear aspect with lovely views over the garden and far reaching views over open fields, including views of the sea.

BEDROOM

12'2 x 10'6 (3.71m x 3.20m)

Radiator, built in wardrobes, coving to ceiling, double glazed window and door to front aspect having access to:

BALCONY

Metal balustrade, ample space for bistro style table and chairs, views over the front garden.

BEDROOM

14' narrowing to 8'2 x 13'9 narrowing to 5' (4.27m narrowing to 2.49m x 4.19m narrowing to 1.52m) Coving to ceiling, radiator, large storage cupboard, coving to ceiling, double glazed window to front aspect.

BATHROOM

Large panelled bath with electric shower over and mixer tap, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and lots of storage to the side and below, heated towel rail, tiled walls, tiled flooring, airing cupboard housing immersion heater, double glazed window with pattern glass to rear aspect.

OUTSIDE - FRONT

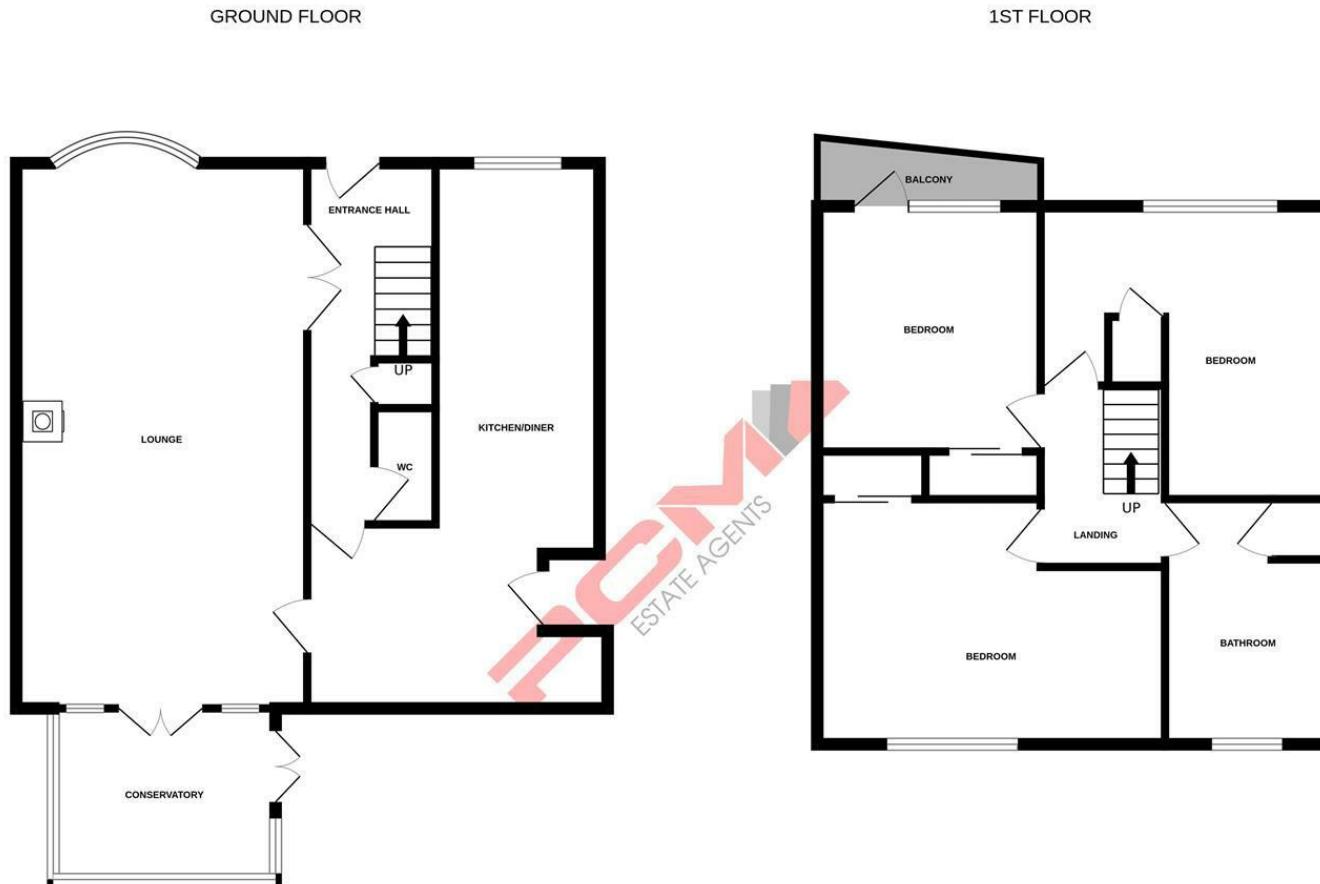
Block paved drive providing off road parking for multiple vehicles, further concrete hard-standing providing additional off road parking, low-maintenance garden with plants, shrubs, block paving and laid with stone.

REAR GARDEN

Sympathetically terraced over two levels with a patio abutting the property and a few steps down onto a larger patio area, offering an ideal space for entertaining. There is an outside tap on the upper patio area and fixed outside lighting and electric sockets fitted to the lower area. There is also level access to a section of lawn, retained sleeper planted borders with mature plants and shrubs, pleasant views and outlook. Offering an ample outdoor space for families with children.

Council Tax Band: C





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		78	66
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		78	66
England & Wales			