



ESTATE AGENTS

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£430,000

**** SOLD PRIOR TO MARKETING ****

PCM Estate Agents offer to the market an opportunity to acquire this CHALET STYLE DETACHED THREE BEDROOM PROPERTY, tucked away in a quiet cul-de-sac location with DRIVEWAY providing off road parking for multiple vehicles, AN ATTACHED GARAGE and LOVELY REAR GARDEN.

The property offers modern comforts including gas central heating and double glazing and accommodation is arranged over two floors comprising entrance hall, DUAL ASPECT LOUNGE, dining room, KITCHEN/BREAKFAST ROOM, GROUND FLOOR BEDROOM and GROUND FLOOR SHOWER ROOM. To the first floor a landing provides access to two double bedrooms and a main family bathroom.

The property is conveniently positioned in this sought after region of Hastings and offers well presented accommodation throughout. Viewing is highly recommended.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Understairs storage, coved ceiling, radiator, wall mounted security alarm pad, wall mounted thermostat control.

DUAL ASPECT LOUNGE

15'8 max x 14'7 (4.78m max x 4.45m)

Double glazed windows to side and front elevations, radiator, stone fireplace with inset gas living flame fire, television point.

DINING ROOM

18'9 x 9'7 (5.72m x 2.92m)

Staircase rising to upper floor accommodation, door opening to attached garage, double glazed french doors with views and access out to the garden, double glazed window looking out onto the garden also, radiator, coved ceiling. Double doors opening to:

KITCHEN/BREAKFAST ROOM

12'6 max x 12' max (3.81m max x 3.66m max)

Coved ceiling, radiator, ample space for breakfast table, kitchen is fitted with a range of eye and base level cupboards and drawers with work surfaces over, space for cooker, space and plumbing for washing machine, space for tall fridge/freezer, inset 1 1/2 bowl drainer sink unit with mixer tap, double glazed window to rear aspect with views onto the garden, double glazed window and door to side aspect.

GROUND FLOOR BEDROOM

10'3 x 9'8 (3.12m x 2.95m)

Adaptable room which could be utilised as a bedroom or study, coved ceiling, wood laminate flooring, radiator, double glazed windows to side and front elevations.

GROUND FLOOR SHOWER ROOM

Walk-in shower enclosure, low level wc, pedestal wash hand basin, tiled walls, shaver point, radiator.

FIRST FLOOR LANDING

Hatch providing access to loft space, access to eaves storage, velux window to side aspect.

BEDROOM

14'7 x 13'8 (4.45m x 4.17m)

Built in storage, eaves storage, radiator, downlights, double glazed window to rear aspect with pleasant views over the garden.

BEDROOM

11'6 x 9'3 (3.51m x 2.82m)

Radiator, velux style window to side with a pleasant outlook, further double glazed window to the front, built in storage.

BATHROOM

Corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, radiator, double glazed window to front aspect.

FRONT GARDEN

Driveway providing off road parking leading to the attached garage, section of lawn, established planted borders and shrubs.

ATTACHED GARAGE

19'4 x 8' (5.89m x 2.44m)

Wall mounted boiler, light and power connected, double glazed door to the rear opening out to the rear garden, large storage cupboard housing the pressurised water cylinder, opening doors to front aspect.

REAR GARDEN

Mainly laid with stone patio which abuts the property, offering ample outdoor space to eat alfresco and entertain. There are a few steps down to a section of lawn with established planted borders and shrubs, gated side access to both sides of the property, outside tap.

OUTBUILDING

21' x 9' (6.40m x 2.74m)

This could be utilised as a workshop or garden office space, power and light connected.

Council Tax Band: D

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