



ESTATE AGENTS

35, Park Drive, Hastings, TN34 2PR

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £395,000

Located towards the end of this HIGHLY SOUGHT-AFTER and QUIET CUL-DE-SAC, within close proximity to the picturesque Alexandra Park is this ATTRACTIVE THREE BEDROOM 1930's SEMI DETACHED HOUSE which occupies a GOOD SIZED PLOT whilst also boasting BEAUTIFUL VIEWS towards the rear over Hastings and towards the West Hill.

The property offers well-presented and SPACIOUS ACCOMMODATION over two floors comprising a porch, entrance hallway, lounge, SEPARATE DINING ROOM enjoying the aforementioned views, kitchen, first floor landing with THREE GOOD SIZED BEDROOMS, one of which benefits from BEAUTIFUL VIEWS plus a separate family bathroom. Externally the property occupies a GOOD SIZED PLOT, to the rear is a LARGE REAR GARDEN, whilst to the front is OFF ROAD PARKING for multiple vehicles.

If you are looking for an OLDER STYLE FAMILY HOME in a highly sought-after and RARELY AVAILABLE cul-de-sac within the desirable St Helens region of Hastings, look no further than this STUNNING example and call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE PORCH

Double glazed windows to front and side aspects, door to;

SPACIOUS ENTRANCE HALLWAY

Stairs rising to first floor accommodation two under stairs storage cupboards, wooden floorboards door to;

LOUNGE

13'5 max x 11'5 max (4.09m max x 3.48m max)

Double glazed bay window to front aspect, feature fire surround, radiator, television point.

DINING ROOM

11'11 max x 0'5 max (3.63m max x 0.13m max)

Double glazed double doors opening up onto the garden and enjoying a pleasant outlook and pleasant views, wooden floorboards, radiator.

KITCHEN

10'2 x 7'7 (3.10m x 2.31m)

Comprising a range of eye and base level units with worksurfaces over, space for cooker with extractor above, space and plumbing for washing machine, integrated dishwasher, inset sink with mixer tap, double glazed window and door to the rear aspect onto the garden.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

11'10 x 8'8 (3.61m x 2.64m)

Two built in storage cupboards, double glazed window to the rear aspect enjoying beautiful views, radiator.

BEDROOM

14'2 x 11'5 (4.32m x 3.48m)

Double glazed bay window to front aspect, radiator.

BEDROOM

10' x 6'7 (3.05m x 2.01m)

Double glazed bay window to front aspect, storage cupboards, radiator.

BATHROOM

Corner bath with mixer tap and shower attachment, wc, wash hand basin with tiled splashback, two double glazed obscured windows to rear aspect.

REAR GARDEN

A particular feature of the property with its patio area ideal for entertaining and enjoying pleasant views leading down to a large area of lawn, also featuring a range of mature shrubs, plants and trees, additional patio area towards the end of the garden, greenhouse and large shed providing ample storage.

FRONT GARDEN

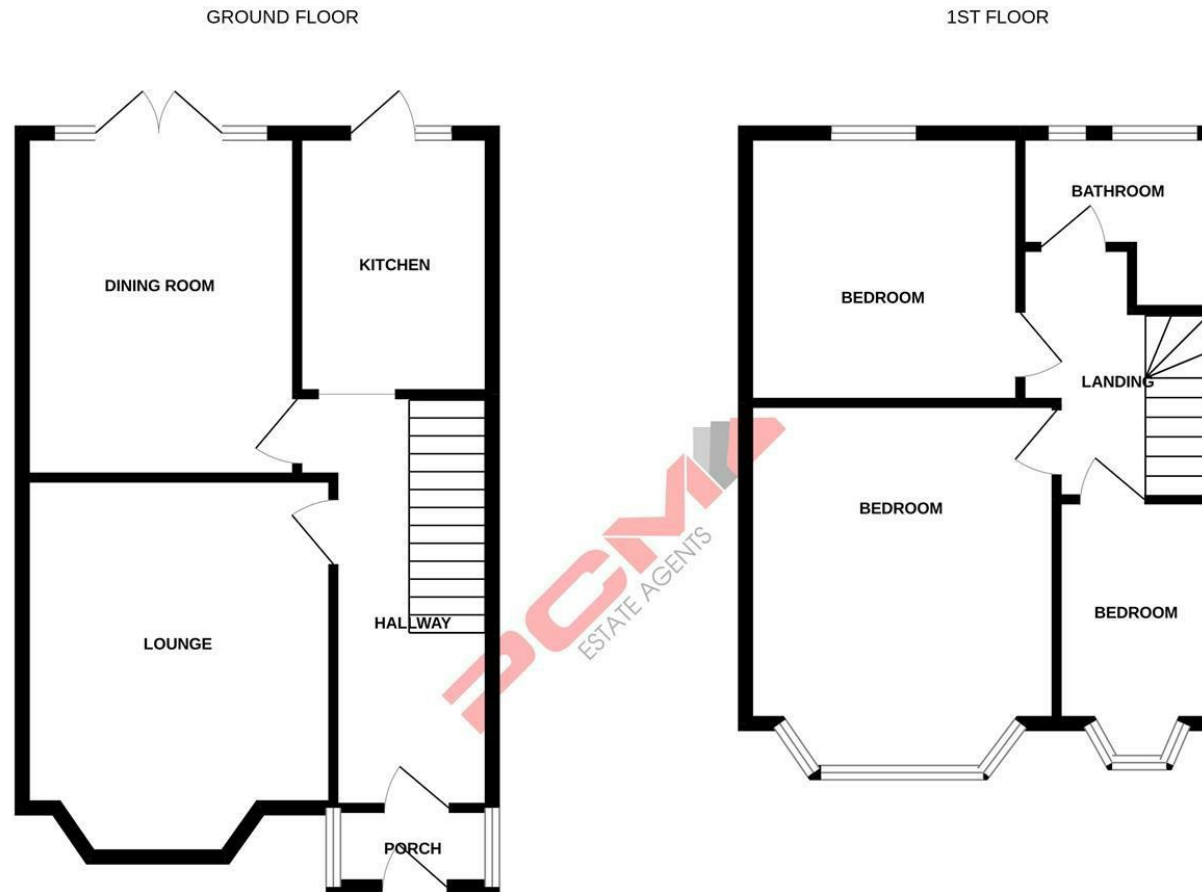
Off road parking for multiple vehicles, range of mature shrubs.

Council Tax Band: D









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		
	61	80
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

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.