

**1, Mendip Gardens, Hastings, TN34 3QA**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £265,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this END OF TERRACED FOUR BEDROOMED HOUSE offered to the market in good decorative order, offering well-appointed accommodation arranged over two floors.

Accommodation comprises an entrance hall, lounge, SEPARATE DINING ROOM, MODERN KITCHEN, upstairs landing, FOUR GOOD SIZED BEDROOMS and a family bathroom. The property also has the benefit of an ENCLOSED PRIVATE REAR GARDEN.

Located within easy reach of popular schooling establishments and other local amenities. Please call the owners agents now to book your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALL**

Stairs rising to first floor accommodation, radiator, under stairs storage cupboard, mounted thermostat for gas fire central heating.

#### **LIVING ROOM**

19'3 x 11'9 (5.87m x 3.58m)

Coved ceiling, television point, telephone point, radiator, two double glazed windows to front aspect, door to:

#### **KITCHEN**

13'4 x 11'7 (4.06m x 3.53m)

Built with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset one & ½ bowl stainless steel drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for under counter fridge and separate freezer, wall mounted boiler, wood laminate flooring, radiator, part tiled walls, double glazed windows to side and rear aspects, double glazed door opening to rear providing access to the garden, doorway leading to:

#### **DINING ROOM**

13'7" x 11'9" (4.14m x 3.58m)

Radiator, wood effect laminate flooring, double glazed window to rear aspect with pleasant views over the garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft area, storage cupboard, double glazed window to side aspect.

#### **BEDROOM ONE**

13'1 x 11'4 (3.99m x 3.45m)

Built-in double wardrobe, radiator, television point, double glazed window to front aspect.

#### **BEDROOM TWO**

10'7 x 10'0 (3.23m x 3.05m)

Radiator, double glazed window to rear aspect with pleasant views over the garden.

#### **BEDROOM THREE**

13'1 x 10'1 (3.99m x 3.07m )

Radiator, double glazed window to front aspect.

#### **BEDROOM FOUR**

8'9" x 8'2" (2.67m x 2.49m)

Radiator, double glazed window to rear aspect with pleasant views over the garden.

#### **BATHROOM**

Modern suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush low level wc, part tiled walls, radiator, wood effect vinyl flooring, double glazed pattern glass window to rear aspect.

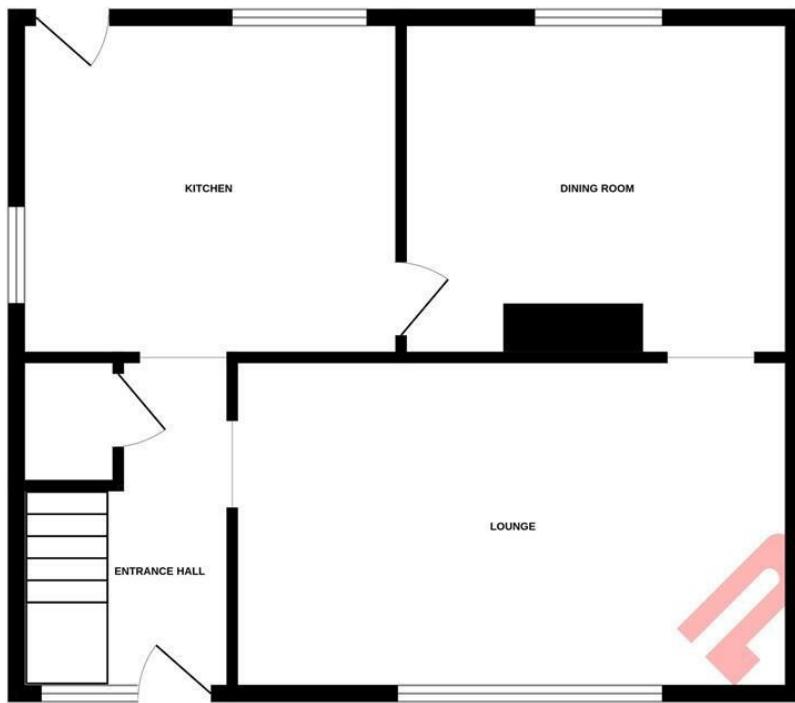
#### **REAR GARDEN**

The property benefits from having a well proportioned rear garden with large decked area for entertaining, area of lawn, fenced boundaries, gated side access to front.

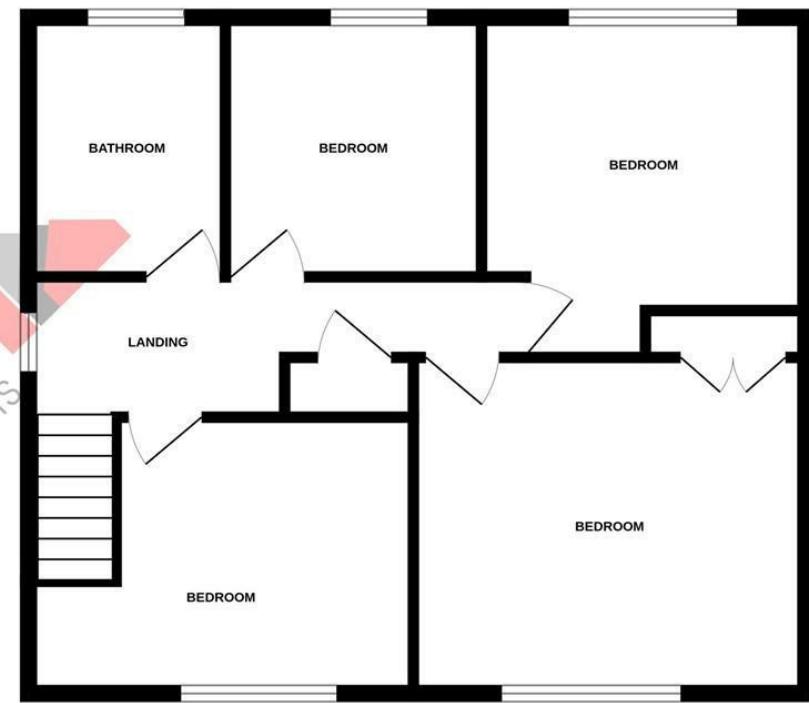
Council Tax Band: C



## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	
(81-91)	B	71	
(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			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	84	
(81-91)	B	71	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.