



ESTATE AGENTS

**23a, Hazelwood Gardens, St. Leonards-On-Sea, TN37
7HL**

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Guide Price £320,000

**** GUIDE PRICE £320,000 TO £330,000 ****

PCM Estate Agents are delighted to present to the market an opportunity to acquire this MODERN RECENTLY CONSTRUCTED THREE BEDROOM END TERRACED HOUSE, offered to the market CHAIN FREE. The property has a block paved drive providing OFF ROAD PARKING and a WRAP AROUND GARDEN.

The well-appointed and well-proportioned accommodation is arranged over two floors comprising an entrance hall, DOWNSAIRS WC, lounge, KITCHEN-DINING ROOM, upstairs landing, THREE BEDROOMS and a bathroom. Benefits include gas fired central heating and double glazing.

Located close to The Conquest Hospital, popular schooling establishments and with nearby bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Viewing comes highly recommended, please call the owners agents now to book your viewing

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Spacious with stairs rising to upper floor accommodation under stairs storage cupboard, radiator, wall mounted thermostat control for gas fired central heating.

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, heated towel rail, wood effect vinyl flooring, double glazed obscured glass window to side aspect.

LOUNGE

13'6 x 10'9 (4.11m x 3.28m)

Television and telephone points, radiator, double glazed window to front aspect.

KITCHEN-DINING ROOM

18'2 x 10' (5.54m x 3.05m)

Located at the rear of the property, wall mounted vertical radiator, part tiled walls, wood effect vinyl flooring, space for tall fridge freezer, space and plumbing for washing machine, fitted with a matching range of eye and base level cupboards

and drawers with worksurfaces over, electric hob with oven below and cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, down lights, pendant ceiling light over dining area, double glazed window and French doors to rear aspect overlooking and providing access to the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, cupboard with shelving and housing the boiler, double glazed window to side aspect, doors to:

BEDROOM

12 x 11'3 (3.66m x 3.43m)

Radiator, television point, double glazed window to front aspect.

BEDROOM

11'4 x 10'4 (3.45m x 3.15m)

Radiator, double glazed window to rear aspect.

BEDROOM

7'6 x 7'6 (2.29m x 2.29m)

Radiator, television point, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, chrome ladder style heated towel rail, extractor for ventilation, down lights, wood effect vinyl flooring, part tiled walls, double glazed window with obscured glass to front aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for two vehicles side by side.

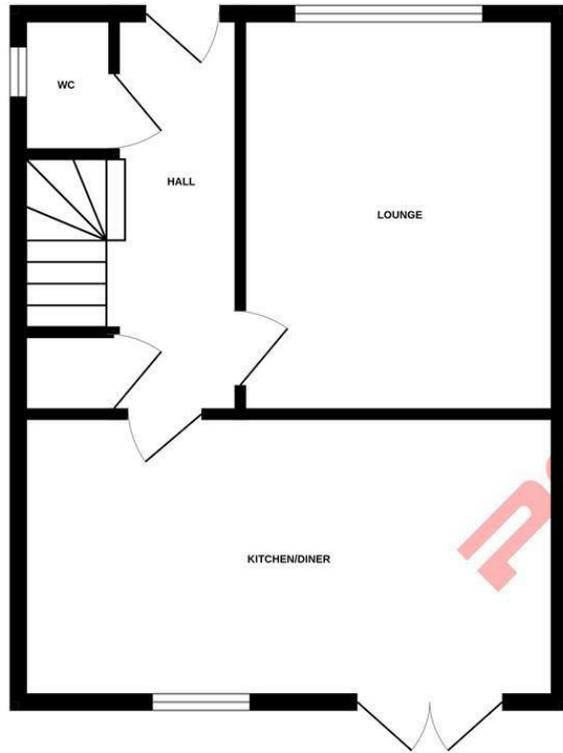
REAR GARDEN

Stone patio abutting the property that narrows to a bath providing gated side access to the front, outside lighting and power points, water tap, section of lawn, rear gated access.

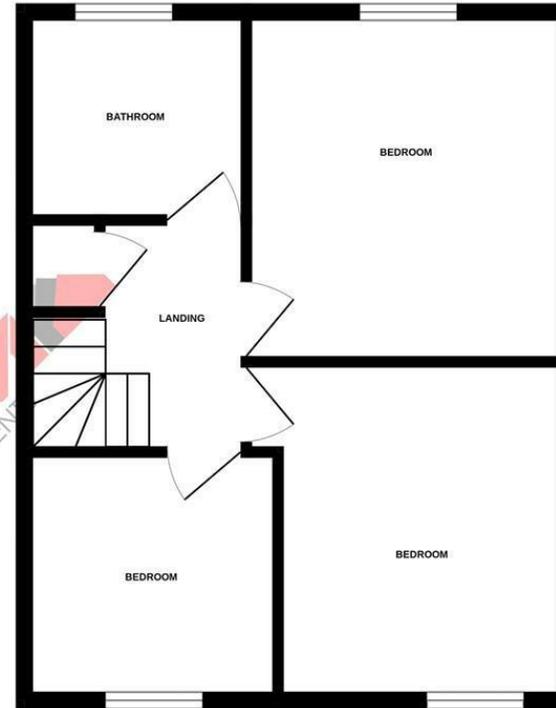
Council Tax Band: C



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			95
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.