



ESTATE AGENTS

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Price £360,000

PCM Estate Agents welcomes you to this exciting opportunity to acquire a MODERN THREE BEDROOM SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING, set within a QUIET DEVELOPMENT of select family homes on the northern outskirts of Hastings. Ideally positioned for access to Hastings Country Park, Ore Village amenities, and well-regarded local schools.

The property offers well-appointed accommodation arranged over two impressive floors. The ground floor features a handy DOWNSTAIRS WC, a STYLISH KITCHEN fitted with INTEGRATED APPLIANCES to the front, and to the rear, a BRIGHT LOUNGE-DINER with French doors and garden views, complemented by a contemporary media wall. Upstairs, there is a MASTER BEDROOM with EN-SUITE SHOWER ROOM, a further TWO WELL-PROPORTIONED BEDROOMS, and a modern family bathroom. Additional benefits include double glazing, UNDERFLOOR HEATING to the entire ground floor, and gas-fired central heating upstairs.

Externally, the home boasts OFF ROAD PARKING and a LEVEL FAMILY FRIENDLY GARDEN with patio and artificial lawn, this is an lovely family home in a superb location.

Viewing is highly recommended.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Wood flooring with underfloor heating, partially wood panelled walls, stairs rising to upper floor accommodation, doors to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, wood flooring with underfloor heating, cupboard housing the consumer unit for the electrics, offering practical storage, inset down lights, extractor for ventilation, double glazed pattern glass window to front aspect.

KITCHEN

11'6 x 9'7 (3.51m x 2.92m)

Modern and built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces and aching upstands over, inset resin one & ½ bowl sink-drainer unit with mixer tap, appliances including a Bosch induction hob with fitted cooker hood over Bosch waist level double oven, grill and combination microwave, integrated Bosch fridge freezer, Hot Point washer/dryer and Bosch slimline dishwasher, down lights, wood flooring with underfloor heating, cupboard concealed wall mounted boiler, double glazed window to front aspect.

LOUNGE-DINER

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

Continuation of the wood flooring with underfloor heating, double glazed window and French doors to rear aspect having lovely views and access to the garden, ample space for lounge furniture and dining table, media wall, recessed area for television, electric fire, under stairs storage cupboard.

FIRST FLOOR LANDING

Loft hatch, large storage cupboard, doors to:

MASTER BEDROOM

13'3 max x 10' (4.04m max x 3.05m)

Radiator, double glazed window to rear aspect, door to:

EN-SUITE

Walk-in corner shower with chrome shower fixings, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, heated towel rail, shaver point, down lights, extractor for ventilation, tiled flooring, part tiled walls.

BEDROOM

9'8 x 8'3 (2.95m x 2.51m)

Radiator, television point, double glazed window to front aspect having lovely views in between neighbouring properties.

BEDROOM

8'3 x 6'3 (2.51m x 1.91m)

Radiator, double glazed window to front aspect having a pleasant outlook between neighbouring properties.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, wall hung concealed cistern dual flush low level wc, wall hung vanity enclosed wash hand basin with mixer tap, heated towel rail, shaver point, tiled flooring, part tiled walls, extractor for ventilation, double glazed opaque glass window to side aspect.

OUTSIDE - FRONT

Driveway located at the side of the property providing off road parking for two vehicles, outside tp.

REAR GARDEN

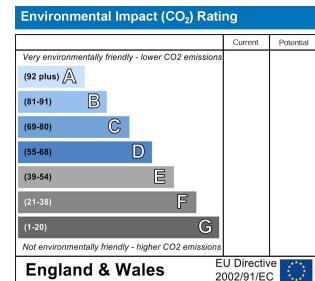
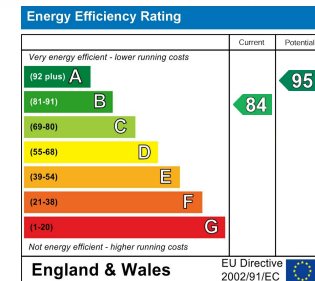
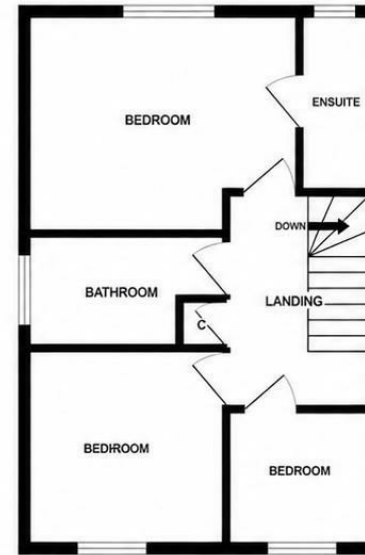
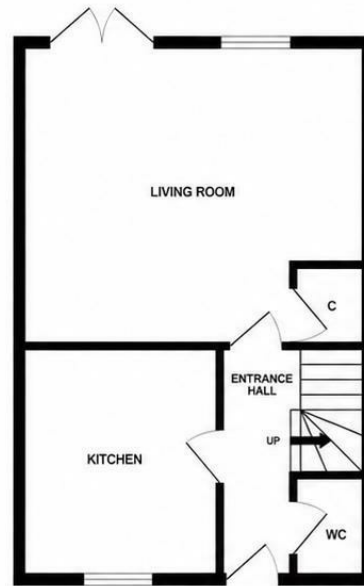
Low-maintenance and level, offering a good sized space with a sandstone patio abutting the property, having ample space to eat al-fresco and entertain, fenced boundaries, wooden shed, area of artificially laid lawn, gated access to the driveway, outside lighting and power points.

Council Tax Band: D









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.