



ESTATE AGENTS

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Offers In Excess Of £325,000

PCM Estate Agents are delighted to present to the market this **THREE BEDROOM DETACHED HOUSE** offered to the market tucked away in a quiet position towards the northern outskirts of Hastings with a **MATURE SOUTH-WESTERLY FACING GARDEN**, gas central heating, double glazing, **GARAGE** and **DRIVEWAY**.

The accommodation is arranged over two floors comprising a porch, lounge, separate **DINING ROOM**, south facing **CONSERVATORY**, kitchen and **DOWNSTAIRS WC**, whilst upstairs the landing provides access to **THREE GOOD SIZED BEDROOMS** and a family bathroom.

This **DETACHED FAMILY HOME** offers **FAR REACHING VIEWS** over Hastings, out to sea and including views of Beachy Head. Conveniently situated within easy reach of Hastings Country Park, ideal for ramblers, walkers and families.

Located within easy reach of local amenities within Ore Village and popular schooling establishments. Viewing comes highly recommended. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening onto:

PORCH

Part brick construction with UPVC double glazed windows to both front and side elevations, down light, power, double glazed door opening to:

DINING ROOM

13'7 x 10'3 (4.14m x 3.12m)

Stairs rising to upper floor accommodation, under stairs storage cupboard, two double radiators, UPVC double glazed window to side aspect, door providing access to living room, doorway leading to kitchen.

LIVING ROOM

18'11 x 10'5 (5.77m x 3.18m)

Radiator, fireplace, dado rail, UPVC double glazed window to rear aspect with views over the garden and Beachy Head including sea views, UPVC double glazed sliding patio doors to:

CONSERVATORY

17'8 x 6'4 (5.38m x 1.93m)

Part brick construction, UPVC double glazed windows to both side and rear elevations, enjoying a sunny aspect with views onto the garden and beyond over neighbouring rooftops and to Beachy Head, UPVC double glazed French doors opening to the garden, power and light.

KITCHEN

9'1 x 7'2 (2.77m x 2.18m)

Four ring electric hob with cooker hood over, integrated double oven, fridge and freezer, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset resin one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine, part tiled walls, UPVC double glazed window to front aspect, door leading to a side porch. There is potential to take down the dividing wall between the kitchen and dining room, subject to relevant planning and building consents, to create an open plan kitchen-diner.

SIDE PORCH

UPVC double glazed window and door to side aspect, ample space for storing coats and shoes, door leading to:

DOWNSTAIRS WC

Low level wc.

FIRST FLOOR LANDING

Large airing/ storage cupboard housing the boiler, doors to:

BEDROOM

12'1 x 10'9 (3.68m x 3.28m)

Radiator, UPVC double glazed window to front aspect in addition to a secondary glazed unit, loft hatch providing access to loft space.

BEDROOM

10'3 x 8'4 (3.12m x 2.54m)

Measurement excludes door recess. Radiator, built in cupboard, UPVC double glazed window to rear aspect in addition to a secondary glazed unit, having views over the garden, neighbouring rooftops, out to sea and including views of Beachy Head.

BEDROOM

9'9 x 7'1 (2.97m x 2.16m)

Radiator, built in cupboard, UPVC double glazed window to rear aspect in addition to secondary glazed unit having views over the garden and far reaching views beyond over rooftops, out to sea and including views to Beachy Head.

BATHROOM

Panelled bath with mixer tap and shower attachment, electric shower over bath, concealed cistern low level wc, vanity enclosed wash hand basin with storage beneath, radiator, tiled walls, UPVC double glazed window to side aspect with obscured glass for privacy.

OUTSIDE - FRONT

Driveway providing off road parking, lawned front garden with planted areas, steps down to the front door, gated access to the rear garden down both side elevations.

GARAGE

Up and over door, power and light, access to water

REAR GARDEN

Facing a south-westerly aspect and mainly laid to lawn with patio, pleasant views over rooftops and to the sea, greenhouse, wooden shed, planted borders, gated side access down both side elevations of the house to the front.

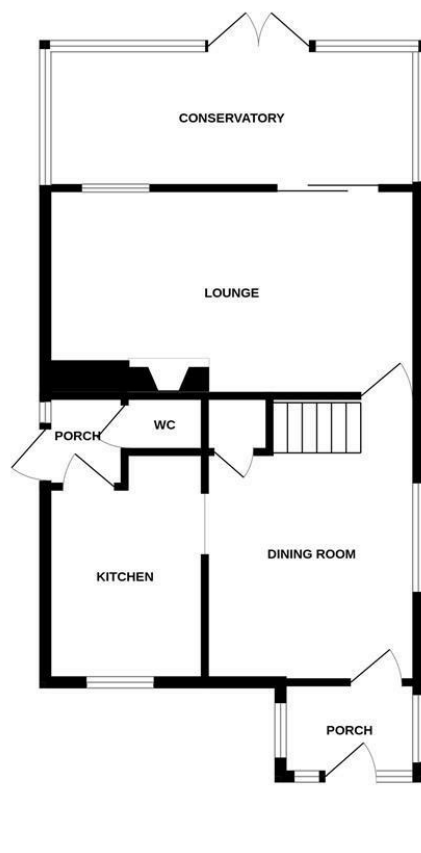
Council Tax Band: D



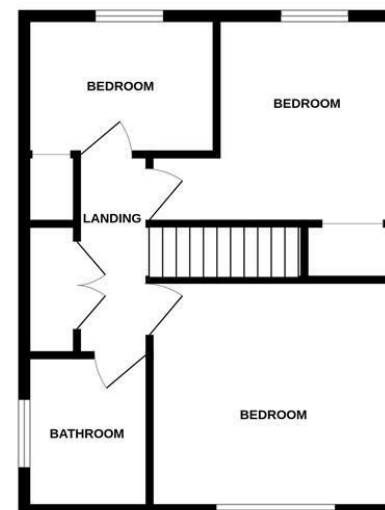




GROUND FLOOR

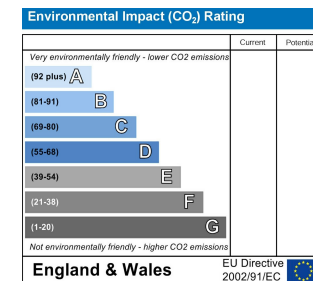
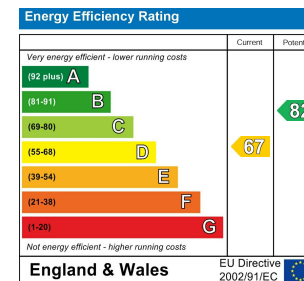


1ST FLOOR



GARAGE
13'5" x 8'11"
4.69m x 2.71m

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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