



ESTATE AGENTS

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Price £319,950

PCM Estate Agents welcome to the market an exciting opportunity to acquire this **THREE BEDROOM SEMI-DETACHED HOUSE** with **GARAGE, PARKING** and a **LARGE REAR GARDEN**. Conveniently located on the northern outskirts of Hasting, close to popular schooling establishments, nearby local amenities in Ore Village and Hastings Country Park.

Inside, the property offers **STYLISH ACCOMMODATION** arranged over two floors comprising a welcoming entrance hall with **AMPLE STORAGE**, **MODERN KITCHEN** and an **OPEN PLAN DUAL ASPECT LOUNGE-DINING ROOM** with access to the rear garden. To the first floor, the landing provides access to **THREE BEDROOMS** and a bathroom. There are modern comforts including gas fired central heating and double glazing.

The **REAR GARDEN** is a lovely feature and expansive, being family friendly with a decked patio abutting the property and an **EXPANSIVE AREA OF LAWN**. The property also benefits from an **ATTACHED GARAGE** for practicality and convenience.

Viewing comes highly recommended, please contact the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

With windows either side leading to:

ENTRANCE PORCH

Offering ample space to take off coats and shoes, double glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard, further storage cupboard with window, doorway to kitchen and door opening to the dual aspect lounge-diner.

KITCHEN

9'9 x 9'5 (2.97m x 2.87m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with fitted cooker hood over, waist level oven, space for large fridge freezer, space and plumbing for

washing machine, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, double glazed window and door to side elevations.

OPEN PLAN LOUNGE-DINING ROOM

14'1 x 11'6 plus 12'6 x 10'8 (4.29m x 3.51m plus 3.81m x 3.25m)

Vinyl flooring, dual aspect with double glazed bay window to front, double glazed French doors to rear framing views and providing access to the garden, ample space for dining table, television point, radiator.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch, doors to:

BEDROOM

13'1 x 12'1 (3.99m x 3.68m)

Radiator, double glazed window to front aspect.

BEDROOM

12' x 9'2 (3.66m x 2.79m)

Radiator, built in cupboard, double glazed window to rear aspect.

BEDROOM

8'5 x 8'4 (2.57m x 2.54m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, electric shower over bath, glass shower screen, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, part tiled walls, vinyl flooring, extractor for ventilation, double glazed window to side aspect.

REAR GARDEN

Expansive and family friendly with a decked patio area, gated side access to front, fenced boundaries.

OUTSIDE - FRONT

Driveway providing off road parking leading to:

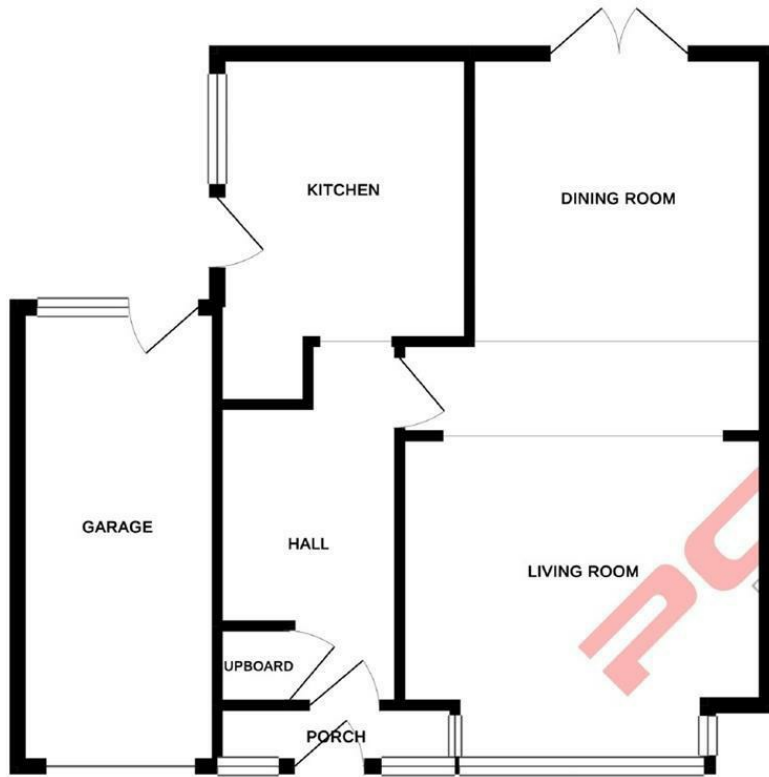
DETACHED GARAGE

16'2" max x 8'5" (4.93 max x 2.57)

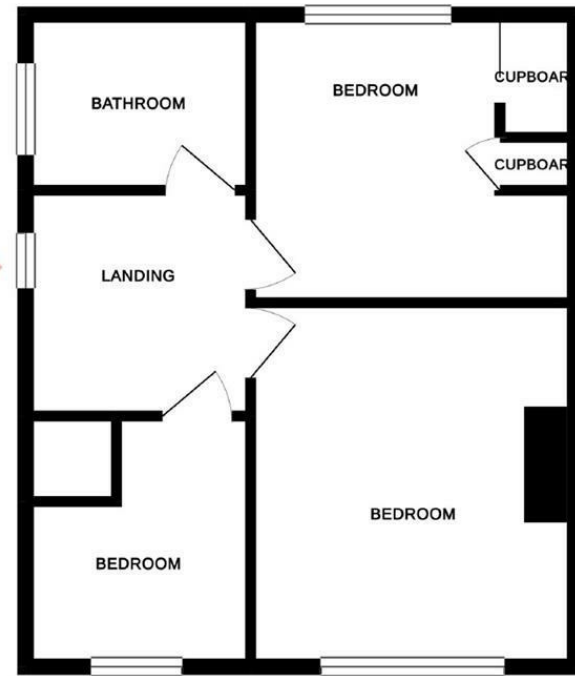
Up and over door.



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			
(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		69	83
	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		69	83
	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.