



**36, Freshwater Avenue, Hastings, TN34 2HS**

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

**Price £295,000**

PCM Estate Agents offer to the market CHAIN FREE an opportunity to purchase this THREE BEDROOM HOUSE located in the incredibly sought-after Blacklands region of Hastings, within easy reach of a number of popular schooling establishments and within easy reach of Alexandra Park and St Helens Woods.

The property offers modern comforts including gas fired central heating, double glazing and accommodation arranged over two floors comprising a practical porch leading to entrance hall, DUAL ASPECT LOUNGE-DINER, kitchen, upstairs landing, THREE COMFORTABLE SIZED BEDROOMS and a bathroom. To the rear is an ENCLOSED GARDEN being sympathetically terraced with a decked patio and two sections of lawn.

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

#### **DOUBLE GLAZED FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

UPVC construction, double glazed window to front aspect, wooden partially glazed door leading to:

#### **ENTRANCE HALL**

Stairs to upper floor accommodation, coving to ceiling, radiator, double opening door to:

#### **DUAL ASPECT LOUNGE-DINER**

23'5 max x 14'2" narrowing to 8' (7.16m max x 4.32m narrowing to 2.46m)  
Coving to ceiling, under stairs storage cupboard, television & telephone points, double glazed window to front aspect, double glazed sliding patio doors to rear aspect with views and access to the garden, doorway leading to:

#### **KITCHEN**

8'6 x 8'1 (2.59m x 2.46m)

Tiled flooring, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers, inset drainer-sink, space for cooker, space and plumbing for washing machine and space for tall fridge freezer, double glazed window to rear aspect with views onto the garden.

#### **FIRST FLOOR LANDING**

Loft hatch to loft space, large double width airing cupboard housing immersion heater.

#### **BEDROOM ONE**

11'2 x 10'3 (3.40m x 3.12m)

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

#### **BEDROOM TWO**

9'7 x 8'5 (2.92m x 2.57m)

Built in wardrobes, radiator, double glazed window to front aspect having lovely views over the back of the house and of Blacklands Church in the distance.

#### **BEDROOM THREE**

8'11 x 6'4 (2.72m x 1.93m)

Cupboard over stairs, double glazed window to front aspect having lovely views over the street and to Blacklands Church.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, tiled walls, double glazed obscured window to rear aspect.

#### **GARDEN**

Areas of lawn, decked area set beneath a fixed pergola offering shelter, plants and shrubs, rear gated access.

#### **FRONT GARDEN**

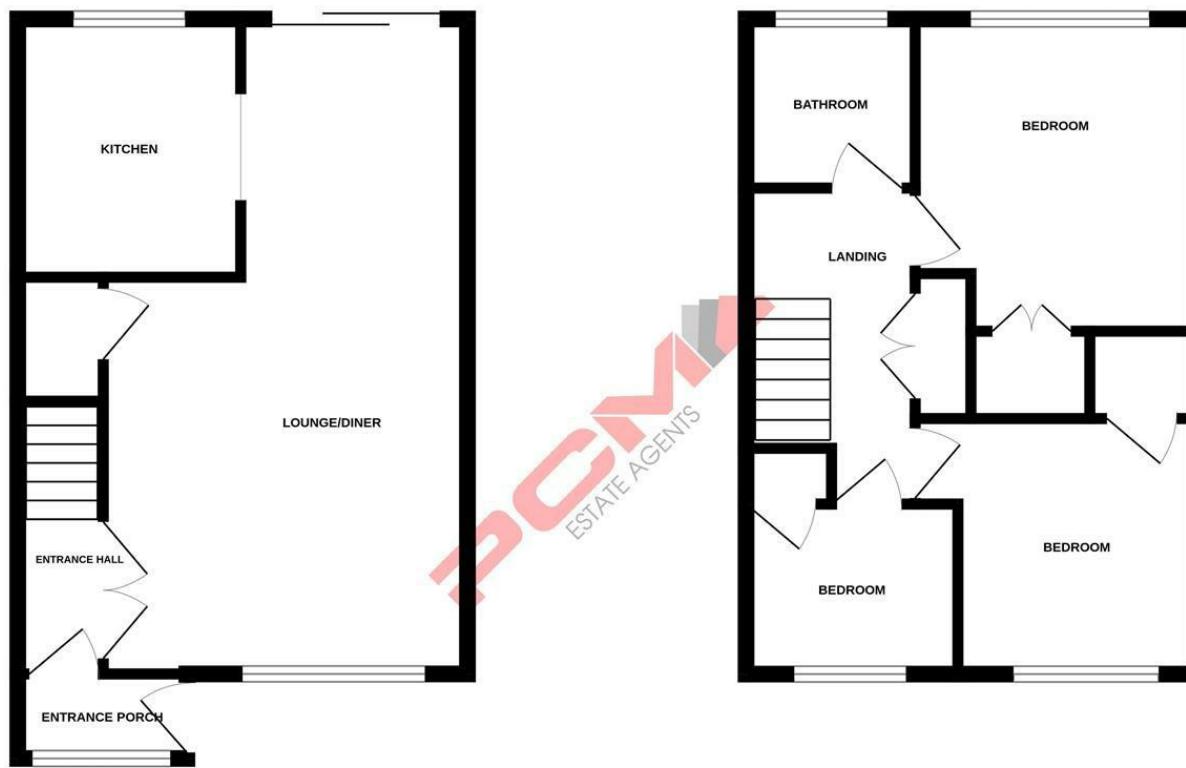
Laid to lawn with pathway to front door.

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	89	
(81-91)	B	73	
(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	89	
(81-91)	B	73	
(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.