PCM
ESTATE AGENTS

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Price £289,950

PCM are delighted to present to the market this well-proportioned THREE BEDROOM SEMI-DETACHED HOME, ideally positioned in a quiet and sought-after Hastings location within easy reach of popular schooling establishments and a range of local amenities. The property offers modern comforts including gas-fired central heating and double glazing, making it an ideal purchase for families or those seeking a well-located home.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, a bright and spacious DOUBLE ASPECT LOUNGE-DINER creating an excellent space for both relaxing and entertaining, a MODERN KITCHEN-BREAKFAST ROOM, and an ADDITIONAL VERSATILE RECEPTION ROOM which could be utilised as a study, home office or utility area, with space and plumbing for additional appliances. To the first floor there are THREE WELL-PROPORTIONED BEDROOMS along with a family bathroom and SEPARATE WC. The property is in good decorative order through out presenting well to the market.

Externally, the property benefits from ENCLOSED GARDENS to both the front and rear, providing a safe and enjoyable outdoor space ideal for families and children.

Viewing comes recommended.

DOUBLE GLAZED FRONT DOOR
Opening into:

ENTRANCE HALL
Stairs rising to the upper floor accommodation, partially wood panelled walls, doors to:

LOUNGE-DINING ROOM
18'5 max x 11'3 (5.61m max x 3.43m)
Dual aspect with double glazed window to front, double glazed French doors to rear, picture rail, partially wood panelled walls, double radiator, television point, fireplace.

KITCHEN-BREAKFAST ROOM
13' narrowing to 10'5 x 13'8 (3.96m narrowing to 3.18m x 4.17m)
Modern and comprising a range of matching eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces and tiled splashbacks, gas hob with double oven and grill below and cooker hood over, inset resin drainer-sink with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge freezer, under stairs storage cupboard, double glazed window and door to rear aspect with views and access to the garden, additional double glazed window with patterned glass. breakfast bar with seating area, pipework for radiator to be installed.

ADDITIONAL RECEPTION ROOM
7'6 x 7'3 (2.29m x 2.21m)
Double glazed door to side aspect, double glazed window to front aspect, space and plumbing for tumble dryer.

FIRST FLOOR LANDING
With ample storage, dado rail, double glazed window to rear aspect.

BEDROOM ONE
12'2 x 10'9 (3.71m x 3.28m)
Partially wood panelled walls, feature radiator, fitted wardrobe, double glazed window to front aspect.

BEDROOM TWO
10'8 x 9'4 (3.25m x 2.84m)
Radiator, hatch providing access to loft space, double glazed window to front aspect.

BEDROOM THREE
8'6 x 8'6 (excluding recess) (2.59m x 2.59m (exluding recess))
Radiator, double glazed window to rear aspect.

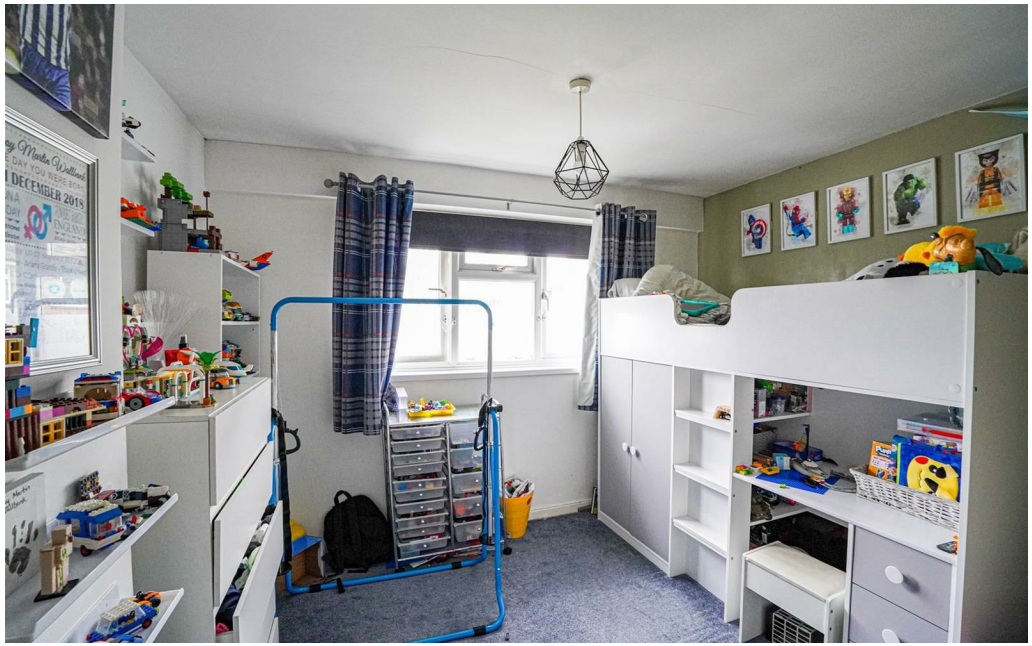
BATHROOM
Panelled bath with shower over, pedestal hand wash basin, heated towel rail, tiled walls, double glazed patterned glass window to rear aspect.

SEPARATE WC
Dual flush low level wc, double glazed patterned glass window to rear aspect.

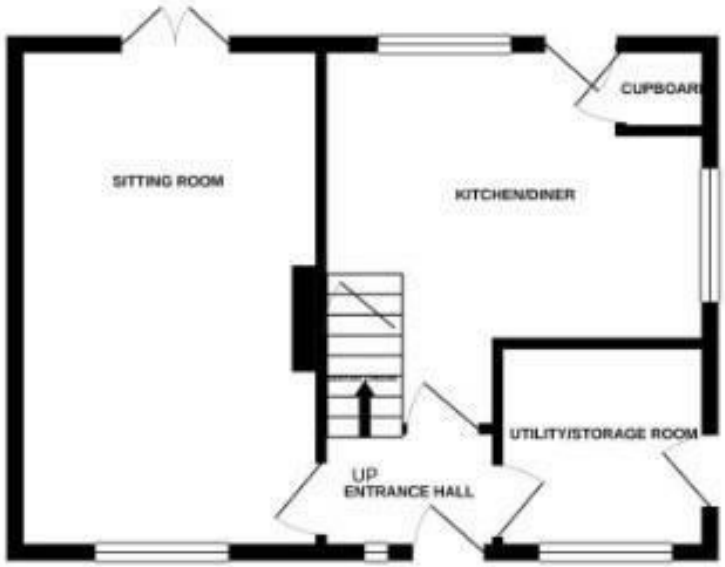
FRONT GARDEN
The property has an enclosed front garden with fenced boundaries and path leading to the front door, path with gated side access to the rear garden, small patio area.

REAR GARDEN
Stone patio abutting the property which extends to a path leading down the side with gated access to front, further patio area to the bottom corner of the garden with lawned area in between, fenced boundaries.

Council Tax Band: B



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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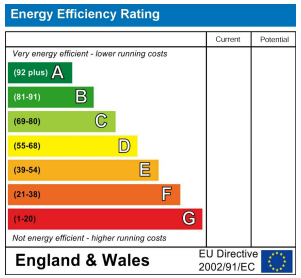

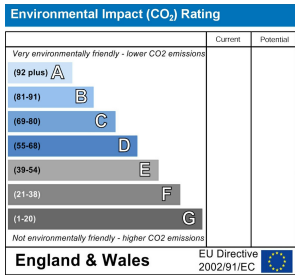

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