



13, Harold Road, Hastings, TN35 5NJ

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Price £405,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this EXCEPTIONALLY WELL-PRESENTED and EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING for multiple vehicles. The property also has modern comforts including gas fired central heating and double glazing.

Conveniently positioned on the outskirts of Hastings historic Old Town and just a short stroll from the amenities that the Old Town has to offer, including the seafront and promenade, as well as being within easy reach of Hastings Country Park and popular schooling establishments.

Accommodation is arranged over two floors comprising a porch onto a spacious entrance hall, lounge, DINING ROOM, extended OPEN PLAN KITCHEN-BREAKFAST ROOM, UTILITY, ground floor SHOWER ROOM and a side lobby, whilst upstairs there are THREE BEDROOMS and an ADDITIONAL SHOWER ROOM located off the landing. Set beneath the house is an additional study/ shower room. The rear garden is FAMILY FRIENDLY and laid to lawn, enjoying plenty of afternoon and evening sunshine.

This older style SEMI-DETACHED FAMILY HOME is positioned on a sought-after road and must be viewed to fully appreciate the overall space and position on offer.

DOUBLE GLAZED SLIDING DOORS

Leading to:

PORCH

With composite double glazed front door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs recessed area, radiator, wood laminate flooring, door to side elevation to the side lobby, door to shower room and opening to:

LOUNGE

12'6 x 11'1 (3.81m x 3.38m)

Continuation of the wood laminate flooring, radiator, fireplace, television point, coving to ceiling, light room with double glazed window to front elevation, partially open plan to:

DINING ROOM

12'7 x 11'5 (3.84m x 3.48m)

Continuation of the wood laminate flooring, coving to ceiling, ample space for large dining table, open plan to:

KITCHEN-BREAKFAST ROOM

17'4 max x 11'8 narrowing to 9'3 (5.28m max x 3.56m narrowing to 2.82m)

A lovely light and airy room with continuation of the wood laminate flooring, two radiators, dual aspect room with double glazed window to side and rear, two Velux windows and double glazed French doors opening to steps descending to the garden. Fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over and tiled splashback breakfast bar seating area, range style cooker with five ring gas hob with double oven and grill below and cooker hood over, tall fridge freezer (incorporated in the sale), dishwasher, inset one & ½ bowl resin drainer-sink with mixer tap, door to:

UTILITY

6'8 x 3'8 (2.03m x 1.12m)

Tiled flooring, space and plumbing for washing machine and tumble dryer.

DOWNSTAIRS SHOWER ROOM

Modern suite with a large corner walk in shower enclosure having a rain style shower head, concealed cistern dual flush low level wc, wash hand basin with mixer tap, tiled flooring, part tiled walls, extractor for ventilation, down lights, coving to ceiling, radiator.

SIDE LOBBY

18'4 x 3'4 (5.59m x 1.02m)

Offering a practical space with wood laminate flooring, radiator, down lights, double glazed door to front aspect opening onto the driveway, double glazed door providing access to the garden.

FIRST FLOOR LANDING

Double glazed window with obscured glass to side aspect, doors opening to:

BEDROOM

12'3 x 10'5 (3.73m x 3.18m)

Wood laminate flooring, coving to ceiling, radiator, fitted wardrobes with sliding doors, double glazed window to front aspect.

BEDROOM

12'3 x 11'4 (3.73m x 3.45m)

Coving to ceiling, radiator, double glazed window to rear aspect.

BEDROOM

8'5 x 7'5 (2.57m x 2.26m)

Radiator, coving to ceiling, picture rail, double glazed window to rear aspect.

SHOWER ROOM

Modern suite comprising a corner shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin with ample storage set beneath and chrome mixer tap, dual flush low level wc, ladder style heated towel rail, tiled walls, extractor fan for ventilation, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking for two-three vehicles, space for refuse bins, additional double glazed door providing access via the side lobby.

REAR GARDEN

Level and family friendly, laid to lawn with a patio, fenced boundaries, mature plants and shrubs, external power points, door providing access to an additional space beneath the property.

ROOM BENEATH PROPERTY

10'2 x 4'6 usable space (3.10m x 1.37m usable space)

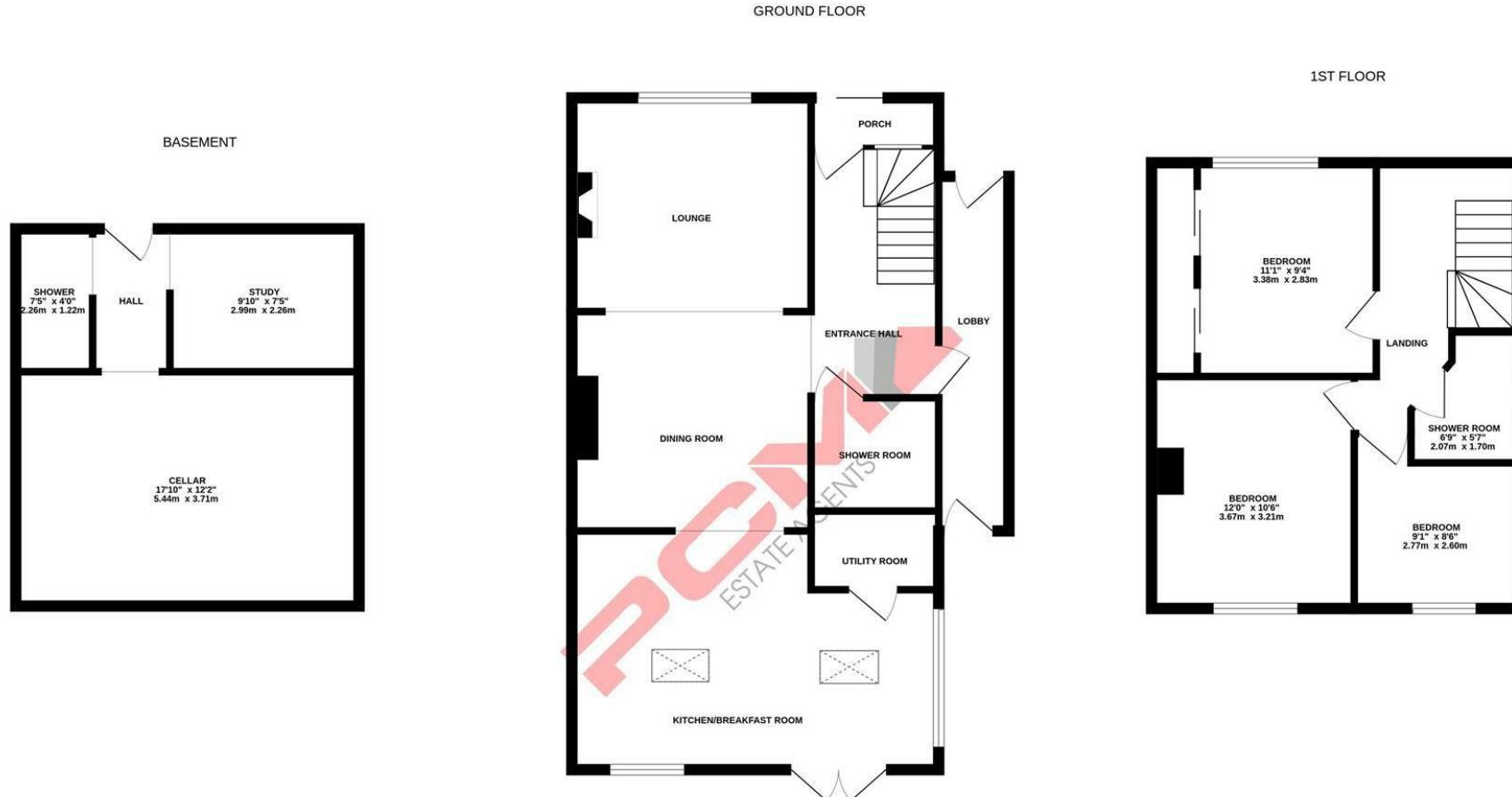
Down lights, power points, shower room with walk in shower.

Council Tax Band: C









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			
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			
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.