



ESTATE AGENTS

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Price £475,000

**** SOLD PRIOR TO MARKETING ****

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE, DETACHED, FOUR BEDROOM FAMILY HOME, approached via a substantial block paved driveway providing AMPLE OFF ROAD PARKING, whilst to the rear there is a LOW-MAINTENANCE LANDSCAPED GARDEN. Offered to the market CHAIN FREE.

Tucked away in a quiet cul-de-sac location, within this favourable region of Hastings, just moments away from amenities within Little Ridge, local bus routes and the Conquest Hospital.

Internally, accommodation is arranged over two floors and comprises a porch leading to an entrance hall, lounge, separate DINING ROOM, CONSERVATORY, open plan modern KITCHEN-BREAKFAST ROOM, STUDY, ground floor SHOWER ROOM and a UTILITY ROOM. Upstairs, the landing provides access to FOUR GOOD-SIZED BEDROOMS and a family bathroom. The property also benefits from gas fired central heating and double glazing. The former garage has been converted to create the aforementioned utility room, with the remainder being used as a store room.

Viewing is highly recommended, for anyone seeking a MODERN FAMILY HOME in a convenient location.

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING PORCH

Part brick construction with double glazed windows to front and side elevations, further double glazed door opening to:

HALLWAY

Stairs rising to the first floor accommodation, under stairs storage space, wood flooring, radiator, doors to:

LOUNGE

17'9 x 12'8 (5.41m x 3.86m)

Two double glazed windows to front aspect, two double radiators, coving to ceiling, combination of wall and ceiling lighting, television point, oak sliding doors providing an open plan aspect to what would have been the formal dining room, door to study.

DINING ROOM

11'1 x 11'8 (3.38m x 3.56m)

Coving to ceiling, double radiator, wood flooring, return door to entrance hall, double glazed sliding patio doors to:

CONSERVATORY

15'2 x 10'9 (4.62m x 3.28m)

Wood flooring, part brick construction, power, lighting, double glazed windows and double glazed French doors opening to the rear garden.

STUDY

11'6 x 6'2 (3.51m x 1.88m)

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

KITCHEN-BREAKFAST ROOM

28'8 x 9'2 narrowing to 8'9 (8.74m x 2.79m narrowing to 2.67m)

Built with a matching range of eye and base level cupboards and drawers with soft close hinges, stone worksurfaces and matching upstands, breakfast bar seating area, inset resin Blanco sink with mixer tap, Classic double oven with gas hob and cooker hood over, space for American style fridge freezer, pull out larder style pantry cupboard, inset recessed down lights, double glazed windows to both the rear and side elevations, double glazed doors to both side elevations opening to a side passage leading to both the front and rear gardens, door to:

UTILITY ROOM

11'6 x 8'3 (3.51m x 2.51m)

Originally the integral garage, having been converted into a large utility space. Fitted with a range of eye and base level cupboards and drawers with stone countertops and matching upstands, sink, space for appliances including washing machine, tumble dryer and dishwasher, large cupboard housing the consumer unit for the electrics and the boiler, inset recessed spotlights, extractor for ventilation.

STORAGE ROOM

4'8 x 9'2 (1.42m x 2.79m)

The remainder of the converted garage, accessible via the utility room and also via the electric roller door, having lighting and housing the gas meter.

SHOWER ROOM

Concealed cistern dual flush low level wc, with addition to a lovely walk-in shower enclosure with power shower, vanity enclosed wash hand basin with mixer tap and stone countertops, matching upstands, heated towel rail, coving to ceiling, inset recessed down light, partially aquaborded walls, shaver point, double glazed opaque glass window to rear aspect.

FIRST FLOOR LANDING

Spacious with double glazed window to front aspect, radiator, large storage cupboard, loft hatch to a mainly boarded loft space, doors to:

BEDROOM

12'9 x 11'3 (3.89m x 3.43m)

Fitted with a range of bedroom furniture incorporating drawers and wardrobes, as well as bedside tables, coving to ceiling, radiator, double glazed leaded light window to front aspect.

BEDROOM

12'10 x 9' (3.91m x 2.74m)

Coving to ceiling, radiator, double glazed leaded light window to front aspect.

BEDROOM

11'9 x 9'9 (3.58m x 2.97m)

Radiator, double glazed leaded light window to rear aspect with views onto the garden.

BEDROOM

12'8 x 8'9 (3.86m x 2.67m)

Radiator, double glazed leaded light window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower over bath, shower screen, concealed cistern dual flush wc, vanity enclosed wash hand basin with mixer tap, lots of built in practical storage space, part tiled and part aquaborded walls, heated towel rail, double glazed opaque glass window to rear aspect.

OUTSIDE - FRONT

The property is approached via a substantial block paved driveway providing off road parking for multiple vehicles.

REAR GARDEN

Low-maintenance and laid predominantly with porcelain patio slabs, offering ample outdoor space to eat alfresco and entertain, power points, built in drainage. The garden is sympathetically terraced with just a few steps up to the upper terrace which is laid with artificial lawn, with porcelain patio surrounding the area and having a fixed wooden pergola. The paving also extends to both side elevations, with gated access to the front, outside lighting, water tap and access to:

LARGE WORKSHOP

13'7 x 9'6 (4.14m x 2.90m)

With power and light.

Council Tax Band: D





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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