



5, De Chardin Drive, Hastings, TN34 2UD

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £385,000

PCM Estate Agents are delighted to present to the market this beautifully presented THREE BEDROOM DETACHED HOUSE, located in the highly sought-after area of Hastings. The property benefits from OFF ROAD PARKING, a GARAGE and an exceptionally WELL-DESIGNED GARDEN along with a CONSERVATORY that enhances the living space.

The accommodation comprises an entrance porch opening into a welcoming hallway with glass-panelled balustrades. The ground floor offers a SPACIOUS LOUNGE-DINER with access to the CONSERVATORY, a BEAUTIFULLY PRESENTED KITCHEN, and a DOWNSTAIRS WC. Upstairs, the property features THREE WELL-PROPORTIONED BEDROOMS, with the master bedroom benefitting from a large built-in wardrobe, along with a MODERN FAMILY BATHROOM completing the first-floor accommodation.

Early viewing is highly recommended, please contact your sole agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE PORCH

Ample space for coats and shoes, further door opening to:

ENTRANCE HALL

Under stairs storage cupboard, radiator, doors opening to:

DOWNSTAIRS WC

Wash hand basin, wc, part tiled wall, frosted double glazed window to front aspect.

LOUNGE-DINER

17'3 x 12'9 (5.26m x 3.89m)

Radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden, double glazed door opening to the conservatory, opening to:

KITCHEN

10'3 x 8'2 (3.12m x 2.49m)

Fitted with a range of eye and base level units, ample countertop space, inset one & ½ bowl inset sink with mixer tap, space and plumbing for washing

machine, four ring gas stove with electric oven below and extractor above, wall mounted boiler, space for fridge freezer, double glazed door opening to the side of the property, double glazed window to front aspect, door opening to the hall.

CONSERVATORY

10'1 x 9'5 (3.07m x 2.87m)

Radiator, double glazed windows to rear and side, French doors opening to the rear garden.

FIRST FLOOR LANDING

Cupboard having ample space for storage, access to loft, doors opening to:

BEDROOM

14'3 max x 11'1 (4.34m max x 3.38m)

Measurement includes the wardrobe. Large built in wardrobe with hanging space, radiator, double glazed window to front aspect.

BEDROOM

10'7 x 8'7 (3.23m x 2.62m)

Radiator, double glazed window to rear aspect.

BEDROOM

8'3 x 7'4 (2.51m x 2.24m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Newly fitted with panelled bath, mixer tap and shower attachment, part tiled walls, wash hand basin with mixer tap and storage below, low level dual flush wc, chrome style heated towel rail, frosted double glazed window to front aspect.

OUTSIDE - FRONT

Providing off road parking, access to:

GARAGE

Up and over door, power and lighting.

REAR GARDEN

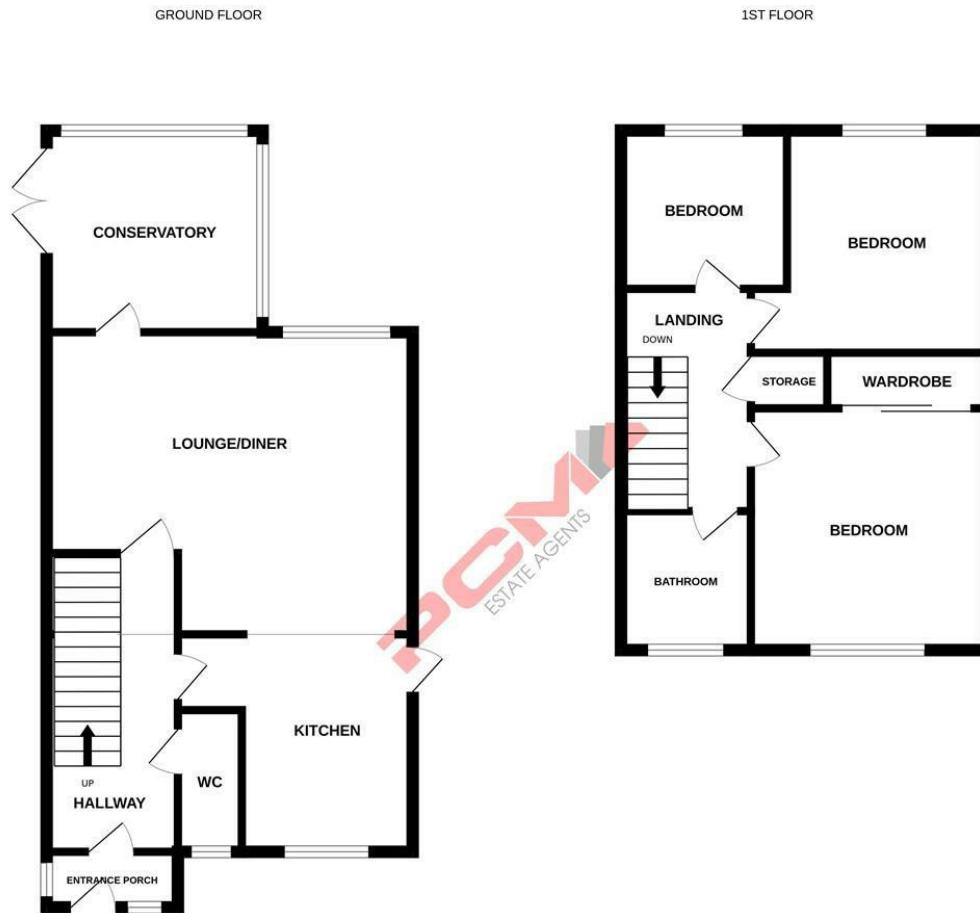
Good size and family friendly, mainly laid to lawn, having a range of shrubs, area of decking being perfect to enjoy the summer evenings, side access to the front of the property, personal door to garage.

Council Tax Band: D









Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors 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.

Made with Metrix G2000

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | 69 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| 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 | | | |
| 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.