



ESTATE AGENTS

**5, De Chardin Drive, Hastings, TN34 2UD**

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**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





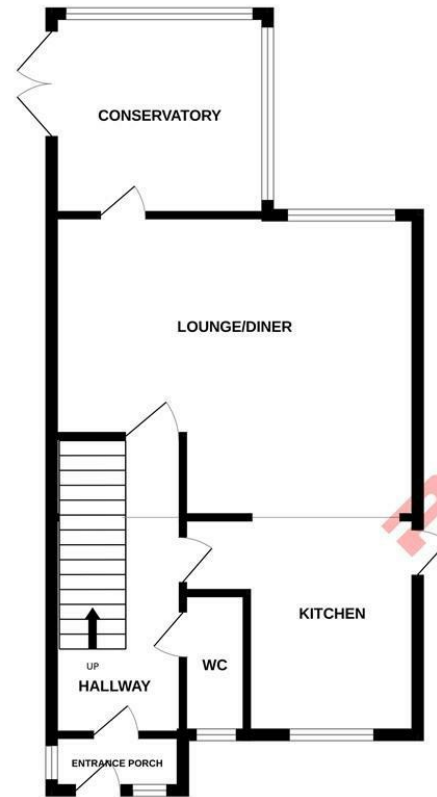




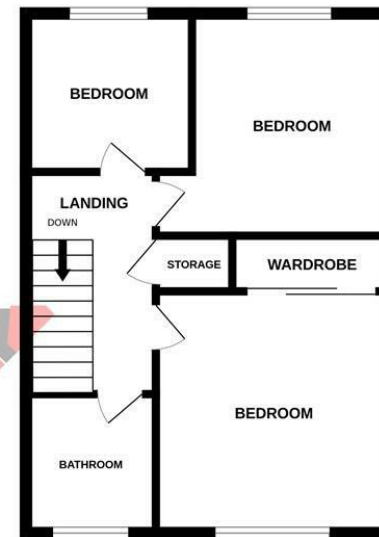




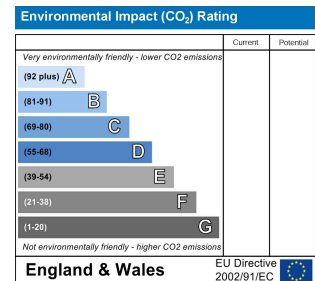
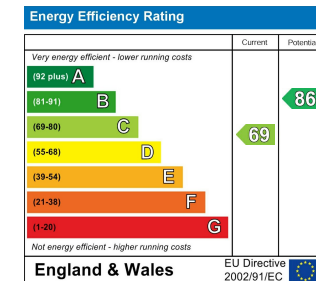
GROUND FLOOR



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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