



ESTATE AGENTS

**98, Lower Park Road, Hastings, TN34 2LE**

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**Price £575,000**

PCM Estate Agents are delighted to present to the market this ART DECO 1930's SEMI-DETACHED SIX BEDROOM HOUSE positioned on this incredibly sought-after road, directly opposite the picturesque Alexandra Park. Occupying an ELEVATED POSITION with OFF ROAD PARKING, GARAGE and a LANDSCAPED TERRACED GARDEN.

This spacious home offers modern comforts including gas fired central heating, double glazing and is conveniently positioned within easy reach of amenities nearby, including popular schooling establishments and of course Alexandra Park itself. Views of the park are evident from the front facing accommodation, both ground and first floor.

The overall accommodation is arranged over two floors and comprises an entrance hall, DOWNSTAIRS WC, lounge, DINING ROOM, kitchen, ground floor SIXTH BEDROOM, spacious landing, FIVE BEDROOMS one of which benefits from having a SHOWER, a main family SHOWER ROOM and a SEPARATE WC.

Viewing comes highly recommended for anyone seeking a spacious adaptable family home in an incredible location. Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, large under stairs storage cupboard, picture rail, radiator, telephone point, wall mounted thermostat control for gas fired central heating, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin, radiator, double glazed pattern glass window to side aspect.

#### **LOUNGE**

14'6 into bay x 12'2 (4.42m into bay x 3.71m)

Double glazed bay window to front aspect with lovely views onto Alexandra Park, picture rail, radiator, television point, tiled chimney breast with inset gas fire, double radiator, partially open plan to:

#### **DINING ROOM**

14'7 x 11'3 (4.45m x 3.43m)

Double radiator, double glazed return door to entrance hall, double glazed sliding patio door providing access and outlook onto the garden.

#### **KITCHEN**

17'9 x 10'6 narrowing to 6'2 (5.41m x 3.20m narrowing to 1.88m)

Well-equipped and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring Range style cooker with oven, separate grill and plate warmer below, fitted cooker hood, resin drainer-0sink with mixer tap, integrated dishwasher, washing machine, under counter fridge and freezer, under cupboard lighting, radiator, tiled walls, wood laminate flooring, double glazed windows to rear aspect with views onto the garden, double glazed door opening to the rear garden.

#### **BEDROOM**

13' x 8'4 (3.96m x 2.54m)

Picture rail, radiator, double glazed window to front aspect allowing for views over the front terrace and to Alexandra Park beyond.

#### **FIRST FLOOR LANDING**

Spacious with loft hatch providing access to loft space, airing cupboard housing immersion heater, picture rail.

#### **BEDROOM**

14'9 x 9'9 (4.50m x 2.97m)

Built in wardrobes, picture rail, radiator, double glazed window to front aspect with views onto Alexandra Park.

#### **BEDROOM**

14'9 x 11' (4.50m x 3.35m)

Inset down lights, picture rail, radiator, walk-in shower enclosure being tiled with an extractor fan for ventilation, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

12'1 x 8'4 (3.68m x 2.54m)

Down lights, built in wardrobes, radiator, double glazed window to front aspect with views onto the garden.

**BEDROOM**

10'6 x 8'4 (3.20m x 2.54m)

Currently used as a walk-in-wardrobe, radiator, coving to ceiling, double glazed window to rear aspect with views onto the garden.

**BEDROOM**

8'7 x 7'9 (2.62m x 2.36m)

Picture rail, radiator, double glazed window to rear aspect with views onto the garden.

**SHOWER ROOM**

Tiled walls, tiled flooring, ladder style radiator, down lights, large wall mounted vanity unit, walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment. In addition there is a wall mounted vanity enclosed wash hand basin with chrome mixer tap and ample storage, down lights, extractor fan for ventilation, double glazed pattern glass window to rear aspect.

**OUTSIDE - FRONT**

The property occupies an elevated position set back from the road with steps up to the front door, there is a front terrace laid with sandstone patio, having enough space for bistro style table and chairs to sit out and enjoy views over the park, lawned garden, partially canopied driveway providing off road parking which also leads to:

**GARAGE**

17' x 8'4 (5.18m x 2.54m)

Power and lighting, double opening wooden doors.

**REAR GARDEN**

Lovely, landscaped and sympathetically terraced garden with several patio seating areas, large decked veranda, section of lawn, wooden shed, fenced boundaries, gated side access to the front of the property. There is plenty of outdoor space for families to enjoy or to eat al-fresco.

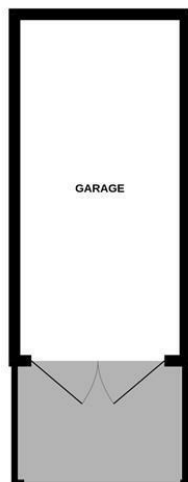
Council Tax Band: D



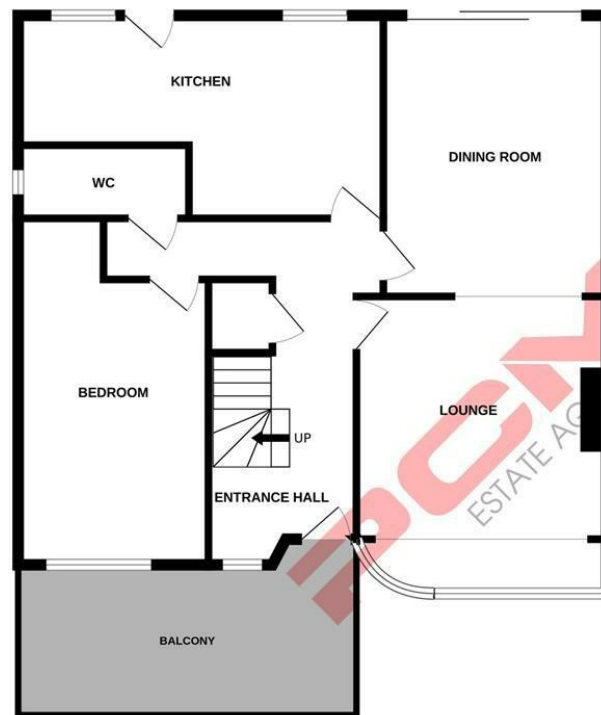




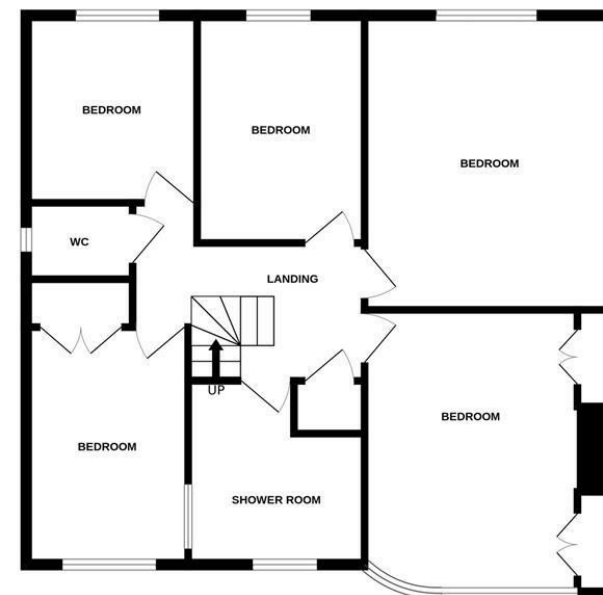
BASEMENT



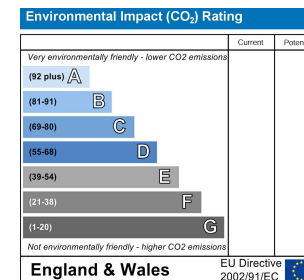
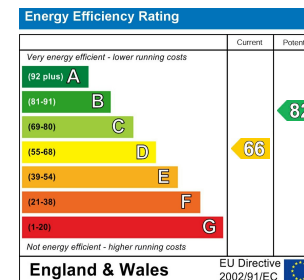
GROUND FLOOR



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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