



402, Harold Road, Hastings, TN35 5HG

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Offers In Excess Of £425,000

PCM Estate Agents welcome to the market an opportunity to acquire this EXTENDED THREE STOREY, FOUR BEDROOM, SEMI-DETACHED HOUSE in SUPERB DECORATIVE ORDER throughout, offering adaptable family accommodation over three floors. This home has a LOVELY OUTLOOK and a LARGE REAR GARDEN.

Inside, the property offers accommodation over three floors comprising a welcoming entrance hall, well-presented BAY FRONTED LIVING ROOM with WOOD BURNER and a further RECEPTION ROOM or optional fourth bedroom. To the lower floor, the hallway provides access to a UTILITY CUPBOARD, bathroom and the hub of the home; an exceptional OPEN PLAN KITCHEN-DINING-FAMILY ROOM, enjoying a double aspect and being well-equipped with INTEGRATED APPLIANCES, as well as offering a functional dining/family space, views and access to the beautiful garden. To the first floor there are THREE FURTHER BEDROOMS and a SHOWER ROOM, all located off the landing. There are modern comforts including gas central heating and double glazing.

The property is set back in a quiet location, with OFF ROAD PARKING and a LARGE LANDSCAPED REAR GARDEN with ample outdoor seating areas by the way of a stone patio and a decked veranda, sections of lawn and two large sheds, one of which could be utilised as a workshop.

Conveniently positioned on a quiet stretch of this popular road, within easy reach of a number of popular schools, Hastings historic Old Town and Hastings Country Park.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

With frosted glass window to side elevation and above the door, opening to;

ENTRANCE HALL

Exposed wooden floorboards, exposed wooden staircase rising to the first floor accommodation, further staircase descending to the lower floor accommodation, under stairs recessed area, radiator, doors opening to:

LIVING ROOM

15'5 into bay x 11'7 (4.70m into bay x 3.53m)

Exposed wooden floorboards, double radiator, coving to ceiling, fireplace with feature wooden mantle, stone hearth with inset wood burning stove, recessed shelving, bay window to front aspect overlooking the landscaped front garden.

RECEPTION ROOM/ BEDROOM/ PLAYROOM

13' x 9'3 (3.96m x 2.82m)

Exposed wooden floorboards, recessed shelving, partially wood panelled walls, large storage cupboard with shelving and hanging rail, wall mounted vertical radiator, two double glazed windows to front aspect, two double glazed windows to rear aspect.

LOWER FLOOR L SHAPED HALLWAY

Coving to ceiling, double radiator, fitted shelving, utility cupboard with space and plumbing for washing machine, tumble dryer and housing the consumer unit for the electrics, tiled flooring, double glazed door to side elevation, doors to:

KITCHEN-DINING-FAMILY ROOM

13'5 x 14'8 (4.09m x 4.47m)

Wood flooring, wall mounted vertical radiator, coving to ceiling, down lights, pendant lighting over the island, dual aspect room with double glazed window to side and rear elevations, double glazed French doors opening to the rear elevation onto the garden. The kitchen is well-equipped and Shaker style, built with a matching range of eye and base level cupboards and drawers, Zanussi induction hob with cooker hood over, waist level double oven and microwave, pantry style built in cupboard, inset drainer-sink unit with mixer tap, breakfast bar, ample space for dining table and sofa, tiled splashbacks, integrated tall fridge freezer and an integrated dishwasher.

BATHROOM

Large bathtub, pedestal wash hand basin, low level wc, tiled flooring, radiator, various built in storage cupboards which lead beneath the property, housing the gas meter and main consumer unit for the electrics.

FIRST FLOOR LANDING

Double glazed window with pattern glass to side aspect for privacy, loft hatch providing access to loft space, over stairs cupboard housing the boiler and offering ample storage space, doors opening to:

BEDROOM

11'6 x 10'4 (3.51m x 3.15m)

Radiator, period fireplace, large double glazed window to rear aspect with spectacular views over Clive Vale and onto the garden.

BEDROOM

11'6 x 9'11 (3.51m x 3.02m)

Picture rail, double radiator, fitted wardrobes, period fireplace, double glazed window to front aspect with views onto the landscaped front garden.

BEDROOM

7'4 x 6'2 (2.24m x 1.88m)

Radiator, picture rail, double glazed window to front aspect with views onto the front garden.

SHOWER ROOM

Walk in tiled shower enclosure with rain style shower, pedestal wash hand basin, low level wc, partially wood panelled walls, tiled flooring, double radiator, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Steps down from street level to a private front garden, pathway laid with Indian Sandstone which also abuts the front of the property, a lovely seating area laid with slate chippings, established plants and shrubs.

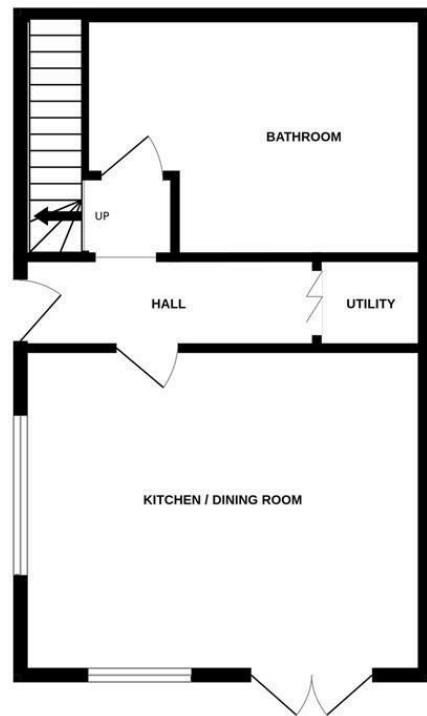
REAR GARDEN

Impressive with a stone patio abutting the property, offering adequate outdoor space to eat al-fresco and entertain. The patio also enjoys lovely views over the rest of the garden, with a leafy outlook beyond. There is gated side access to front, outside water tap and an additional access point via a side door. There are a few steps down to a further decked patio offering additional seating area, and beyond this the garden is laid to lawn with established planted boarders and a variety of shrubs and trees. To the bottom of the garden, there are two large sheds/ workshops with power and light. The garden is expansive and a real feature of this family home, offering plenty of outdoor space for the garden enthusiast or for families with children to enjoy.

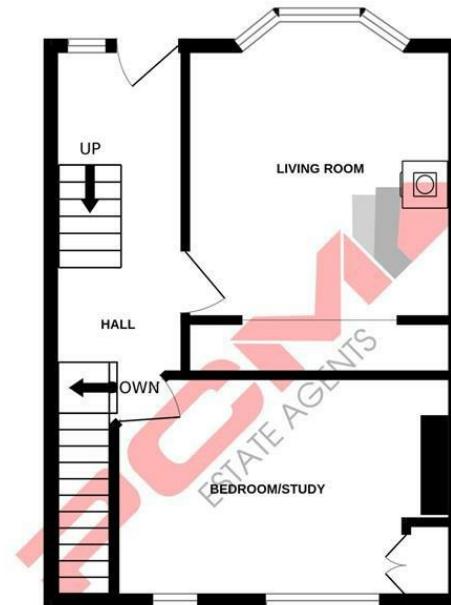
Council Tax Band: C



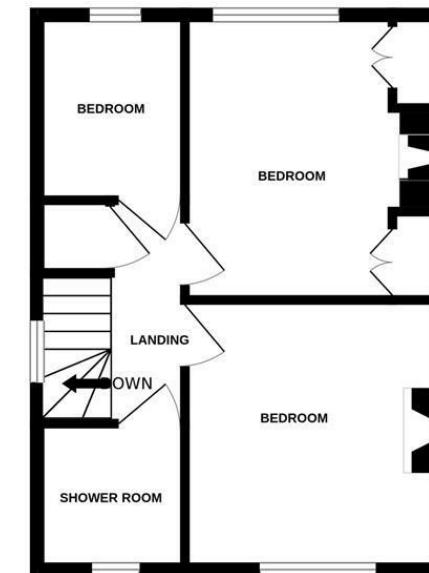
BASEMENT



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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