



2, Chailey Close, Hastings, TN34 2RG

Web: www.pcimestateagents.co.uk
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Price £400,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this beautifully presented, MODERN FOUR BEDROOM, TWO BATHROOM, DETACHED FAMILY HOME nestled in a quiet cul-de-sac within one of the area's most desirable locations.

This stylish property offers modern comforts including gas central heating, double glazing, and thoughtfully designed living spaces. A spacious 15ft LOUNGE flows seamlessly into a DINING ROOM being open-plan to a bright CONSERVATORY, complemented by a CONTEMPORARY KITCHEN with INTEGRATED APPLIANCES. The ground floor features a convenient SHOWER ROOM/ UTILITY with WC, while the first floor offers a family bathroom. Outside, the property offers AMPLE OFF ROAD PARKING leading to an INTEGRAL GARAGE and a superbly LANDSCAPED REAR GARDEN with a versatile GARDEN OFFICE/ SHED

Positioned within easy reach of local schools, Conquest Hospital, and bus routes to Hastings town Centre where you'll find a wide array of shops, sports facilities, recreational amenities, the mainline railway station, and the picturesque seafront and promenade, this home truly has it all.

Book your viewing today through the owners' agents at PCM, call now to ensure you don't miss out!

CANOPIED ENTRANCE PORCH

Exterior light, part double glazed front door to;

SPACIOUS ENTRANCE HALL

Double glazed window to side aspect, radiator, staircase rising to upper floor accommodation.

SHOWER ROOM/ UTILITY ROOM

Double glazed windows to rear aspect, part tiled walls, tiled shower cubicle, wash hand basin set into vanity unit beneath extending over cupboard to side with mirrored cupboard above, shaver point, low level wc, bidet, heated towel rail/ radiator, tiled floor, plumbing for washing machine, wall mounted gas boiler, return door to hallway.

DINING ROOM

9'10 x 8'8 (3.00m x 2.64m)

Radiator, part glazed return door to hallway, under stairs storage cupboard, archway to kitchen and open plan to conservatory.

KITCHEN

9'8 x 8'1 (2.95m x 2.46m)

Double glazed window to rear aspect, part tiled walls, inset one ½ bowl sink with stainless steel mixer tap over, range of high gloss modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated cooker hood over inset four ring ceramic hob, double oven and grill, under cupboard lighting, plumbing for dishwasher, integrated fridge freezer, pull out larder.

CONSERVATORY

8'6 x 8'5 (2.59m x 2.57m)

Double glazed windows to rear and side aspects, tiled floor with underfloor heating, double glazed double doors opening to rear garden.

LOUNGE

15'2 x 11'11 (4.62m x 3.63m)

Double glazed bay window to front aspect, radiator, wall light point, return door to dining room.

FIRST FLOOR LANDING

Trap hatch to loft space.

BEDROOM ONE

12'1 max x 8'10 onto face of wardrobes (3.68m max x 2.69m onto face of wardrobes)

Double glazed window to front aspect, radiator, range of fitted wardrobes, return door to landing.

BEDROOM TWO

11'1 max x 9'11 max (3.38m max x 3.02m max)

Double glazed window to rear aspect, built in cupboard, radiator, return door to landing.

BEDROOM THREE

9' max x 9'3 max (2.74m max x 2.82m max)

Double glazed window to front aspect, built in cupboard, radiator, return door to landing.

BEDROOM FOUR

8'11 x 7' (2.72m x 2.13m)

Double glazed window to rear aspect, built in cupboard, airing cupboard with hot water cylinder, radiator, return door to landing.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, tiled splashbacks, double glazed window to side aspect.

FRONT GARDEN

Flowerbeds with shrubs, driveway providing off road parking for multiple vehicles leading to;

GARAGE

With roller door.

REAR GARDEN

Patio leading to gardens laid to level lawns with flowerbeds and shrubs, enclosed by close boarded fencing, outside tap, side access.

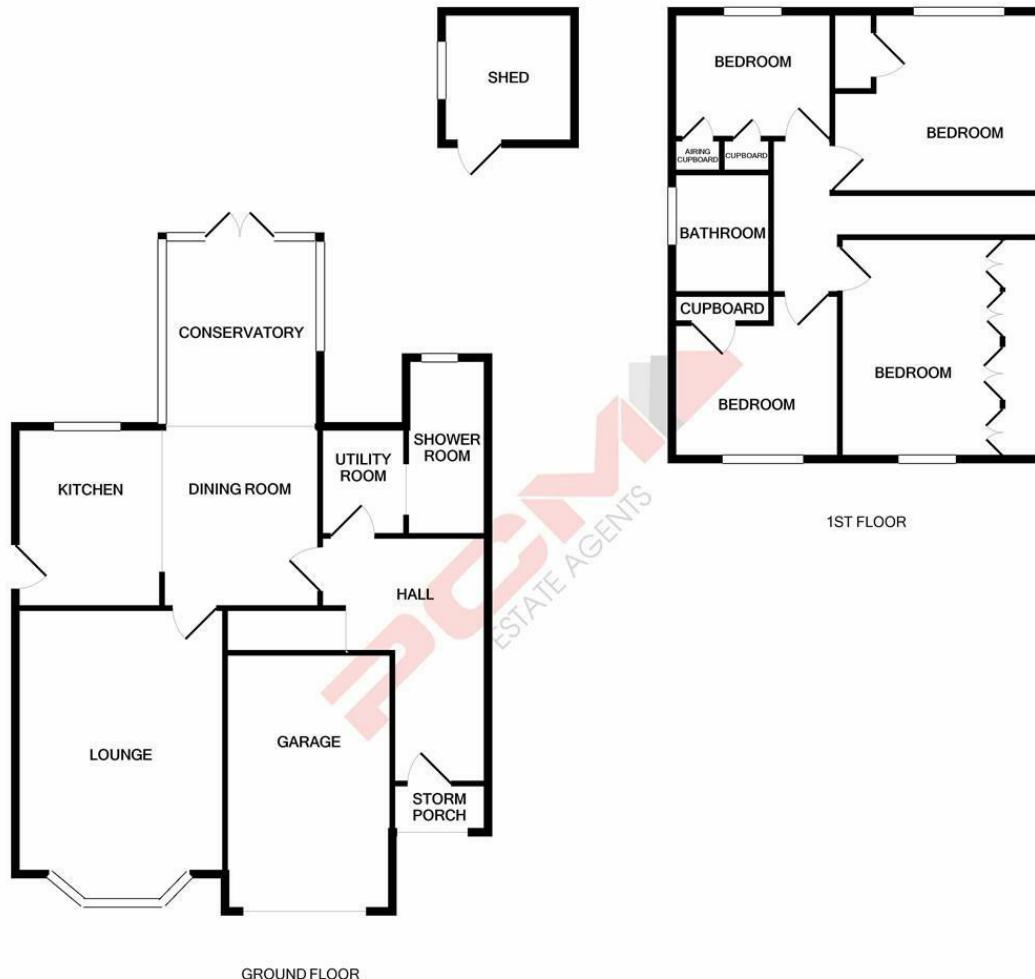
STUDIO/ HOME OFFICE

8' x 7'5 (2.44m x 2.26m)

With power and light, insulated, double glazed window to side aspect and double glazed door providing access.

Council Tax Band: D





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		78	65
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.