








PCM
ESTATE AGENTS

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**Offers In Excess Of £475,000**

PCM Estate Agents are delighted to present to the market this deceptively spacious DETACHED FOUR BEDROOM HOUSE, offered to the market CHAIN FREE and with modern comforts including gas fired central heating, double glazing, DRIVEWAY, GARAGE and an ENCLOSED FAMILY FRIENDLY GARDEN.

Inside, the accommodation is arranged over three floors comprising a spacious entrance hall, TRIPLE ASPECT OPEN PLAN LOUNGE-DINING ROOM, kitchen, ground floor SHOWER ROOM, first floor landing with access to FOUR BEDROOMS and a MODERN FAMILY BATHROOM, whilst to the lower floor there is an ADDITIONAL ROOM which is partially used as a utility but could be utilised as an additional reception space or even converted into ancillary accommodation- subject to planning and building regulations.

Conveniently positioned on this sought-after road within Hastings, close to popular schooling establishments and nearby local amenities, benefitting from some LOVELY TOWNSCAPE VIEWS and PARTIAL VIEWS OF THE SEA from the upper floor rear facing accommodation.

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

**PARTIALLY GLAZED FRONT DOOR**
Opening onto:

**SPACIOUS ENTRANCE HALL**
Wood flooring, double radiator, stairs to upper and lower floor accommodation, door to integral garage, double radiator, coving to ceiling, thermostat control for gas fired central heating, double opening solid wood partially glazed doors to:

**L SHAPED IMPRESSIVE LOUNGE-DINING ROOM**
23'9" narrowing to 14'4" x 21'1" narrowing to 10' ( 7.24m narrowing to 4.37m x 6.43m narrowing to 3.0)
Triple aspect room with wooden framed single glazed windows to side aspect, UPVC double glazed windows to front aspect, UPVC double glazed windows and French doors to rear aspect with views and access onto the raised veranda which looks onto the garden. Wooden floorboards, three double radiators, fireplace, door leading to:

**KITCHEN**
10'8 x 10'4 (3.25m x 3.15m)
Exposed wooden floorboards, fitted with a range of base level cupboards with worksurfaces over, inset drainer-sink, space for cooker, double radiator, space for tall fridge freezer, floor standing boiler, return door to entrance hall, double glazed window to rear aspect with views onto the garden and townscape views beyond.

**SHOWER ROOM**
Large walk in shower with chrome waterfall style shower head and additional hand-held shower attachment, built in storage, pedestal wash hand basin with mixer tap, dual flush low level wc, vertical wall mounted radiator, wood laminate flooring, part panelled walls, shaver point, down lights, two double glazed frosted glass windows to rear aspect.

**FIRST FLOOR LANDING**
Exposed wooden floorboards, loft hatch providing access to loft space, coving to ceiling, cupboard housing immersion heater.

**BEDROOM**
12'6 x 12'4 (3.81m x 3.76m)
Exposed wooden floorboards, coving to ceiling, double radiator, interconnecting door to further bedroom, double glazed windows and French doors to front aspect opening onto:

**BALCONY**
Wrought iron balustrade, space for bistro style table and chairs.

**BEDROOM**
26'7 x 8'5 (8.10m x 2.57m)
Double radiator and single radiator, built in double wardrobe, double aspect room with UPVC double glazed windows to front, side and rear elevation, pleasant views over the town and to the sea.

**BEDROOM**
10'7 x 10'1 (3.23m x 3.07m)
Exposed wooden floorboards, radiator, coving to ceiling, built on wardrobe, UPVC double glazed window to rear aspect having pleasant townscape views and views of the sea.

**BEDROOM**
9'4 x 7'4 with recess of 3'6 x 3'5 (2.84m x 2.24m with recess of 1.07m x 1.04m)
Interconnecting door to master bedroom, radiator, exposed wooden floorboards, coving to ceiling, UPVC double glazed window to front aspect.

**BATHROOM**
Dual flush low level wc, pedestal wash hand basin with mixer tap, stand alone contemporary bathtub with chrome floor standing mixer tap and shower attachment, panelled walls, radiator, coving to ceiling, UPVC double glazed window to rear aspect having lovely townscape views and views of the sea.

**LOWER FLOOR**
Leading to:

**GARDEN ROOM**
35' narrowing to 26' x 10'7 narrowing to 5'7 (10.67m narrowing to 7.92m x 3.23m narrowing to 1.70m)
Three UPVC double glazed windows overlooking the rear garden, double glazed door to side providing access to the garden, space and plumbing for washing machine. This is a versatile space that could be utilised as a utility or with a bit of thought it could be a home gym, playroom or an additional living space.

**OUTSIDE - FRONT**
Driveway providing off road parking.

**GARAGE**
18' x 8'2 (5.49m x 2.49m)
Power and light, gas meter, consumer unit for the electrics, up and over door, personal door to entrance hall.

**REAR GARDEN**
Decked veranda being accessible from the open plan reception room, overlooking the garden and having pleasant views over the town beyond. The main section of garden is laid to lawn with fenced boundaries, gated side access to the front of the property. The garden is of a good size and is considered to be child friendly.

Council Tax Band: E

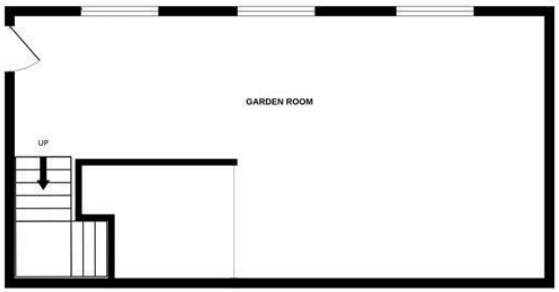




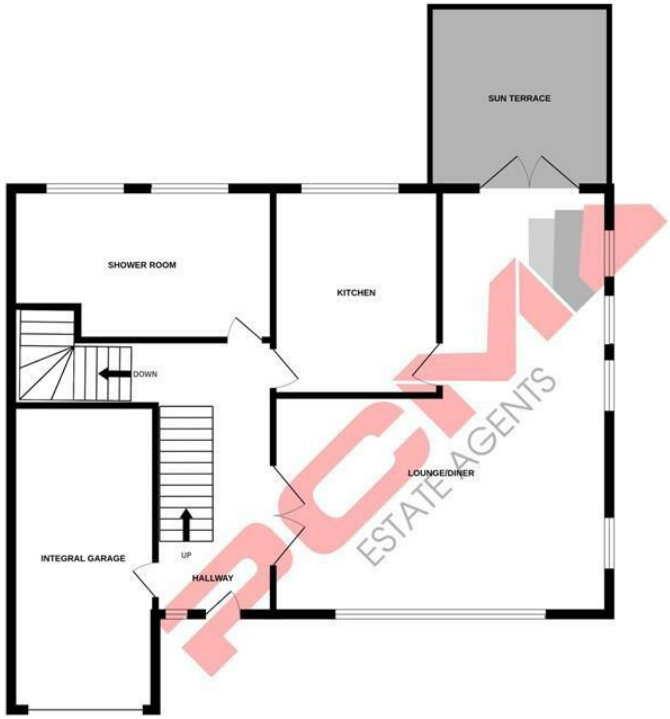




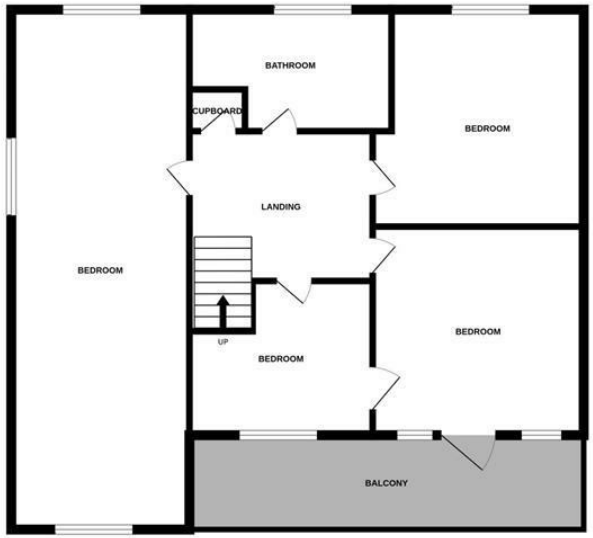
LOWER FLOOR



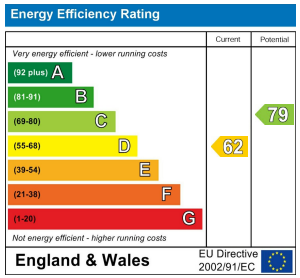

GROUND FLOOR

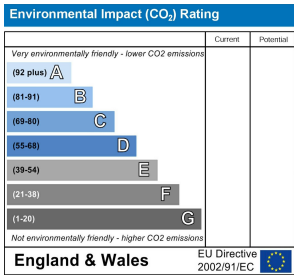



1ST FLOOR




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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