



ESTATE AGENTS

33, Oakfield Road, Hastings, TN35 5AX

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXTENDED OLDER STYLE TWO/ THREE BEDROOMED HOUSE with OFF ROAD PARKING and a LARGE REAR GARDEN. The property has been extended with a TWO STOREY EXTENSION off the back of the house allowing for more living accommodation compared to other houses in the road.

Accommodation is arranged over three floors comprising an entrance porch, entrance hall, living room, SEPARATE DINING ROOM, kitchen, lower ground floor with a CLOAKROOM and RECEPTION ROOM/ BEDROOM which is versatile and could be utilised as an office or an occasional bedroom and allows for access onto the garden. Upstairs the landing provides access to TWO GOOD SIZED BEDROOMS in addition to a family bathroom. There are benefits including gas fired central heating, double glazing, OFF ROAD PARKING and a LARGE GARDEN. The garden offers AMPLE OUTSIDE SPACE for a family to enjoy with two decked patios that open up onto a level section of lawn. PLEASANT VIEWS can be enjoyed off of the back of the house over Hastings.

Conveniently located within reach of popular schooling establishments and amenities located within Ore Village, including Ore railway station. Please call the owners agents now to book your viewing to avoid disappointment.

PART GLAZED FRONT DOOR

Leading to;

ENTRANCE PORCH

Part glazed door to rear garden, front door to:

ENTRANCE HALL

Staircase rising to upper floor accommodation with cupboard under stairs, open plan to:

LOUNGE

11'7" max x 10'9" max (3.53m max x 3.28m max)

Double glazed window to front aspect, stone feature fire surround extending to side display, radiator, wall light points.

KITCHEN

11'7" x 9'2" (3.53m x 2.79m)

Double glazed windows to side aspect, aluminium style splashback surround, inset sink, range of eye and base level units, drawers set beneath worksurfaces, four ring electric hob, single electric oven below, plumbing and space for washing

machine and dishwasher, space for American style fridge freezer, open pantry space ideal for storage and currently housing the microwave.

DINING ROOM

10'8" x 8'8" (3.25m x 2.64m)

Double glazed window to rear aspect enjoying a pleasant outlook over the garden with open views across Hastings, radiator, door opening to a spiral staircase providing access down to:

RECEPTION ROOM/ BEDROOM

10'8" x 8'9" (3.25m x 2.67m)

Double glazed windows to rear aspect, wall mounted gas boiler, double glazed door to garden, door to:

CLOAKROOM

Restricted ceiling height, low level wc, wash hand basin with tiled splash back, built in cupboard and access to under house storage area, extractor fan.

FIRST FLOOR LANDING

Trap hatch to loft space.

BEDROOM ONE

11'9" max x 11'0" max (3.58m max x 3.35m max)

Double glazed window to front aspect, radiator.

BEDROOM TWO

9'10" x 9'1" (3.00m x 2.77m)

Double glazed window to rear aspect enjoying a pleasant outlook over the garden with open views across Hasting, radiator, built in wardrobes with cupboards over.

BATHROOM

Double glazed windows to front and rear aspect, part tiled walls, panelled bath with over bath shower, wash hand basin set into vanity unit, low level wc, radiator.

FRONT GARDEN

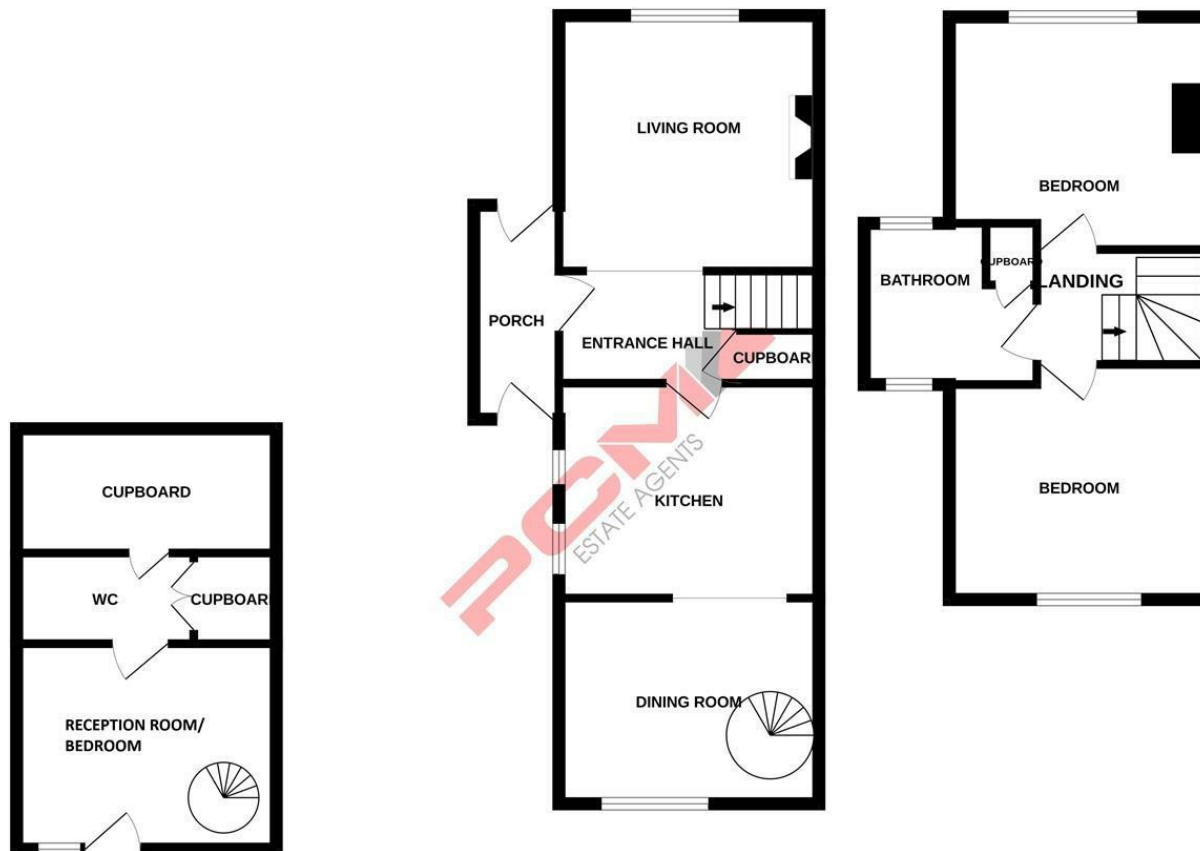
Driveway providing off road parking and steps down to the front door.

REAR GARDEN

Landscaped and terraced with two large decked patio areas and an open section of lawn, fenced boundaries, wooden shed, pleasant outlook.

Council Tax Band: B





TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

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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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.

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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	