PCM ESTATE AGENTS

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Price £325,000

PCM Estate Agents are proud to present to the market an exciting opportunity to acquire this CHAIN FREE MODERN THREE BEDROOM SEMI-DETACHED HOUSE with GARAGE, positioned in a quiet cul-de-sac within the favourable Blacklands region of Hastings, within easy reach of popular schooling establishments, Alexandra Park and amenities within the area.

The property affords well-appointed accommodation arranged over two floors comprising an entrance hall, OPEN PLAN DUAL ASPET LOUNGE-DINER, kitchen, upstairs landing, THREE BEDROOMS and a SHOWER ROOM. The property offers modern comforts including gas fired central heating, double glazing, OFF ROAD PARKING, GARAGE and a LOW-MAINTENANCE LANDSCAPED GARDEN.

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

DOUBLE GLAZED FRONT DOOR
Opening into:

ENTRANCE HALL
Double glazed window, stairs rising to upper floor accommodation, spacious and welcoming, radiator, under stairs storage cupboard, ample space to take off coats and shoes, doors opening to:

LOUNGE
13' x 10'9 (3.96m x 3.28m)
Coving to ceiling, radiator, television point, fireplace with stone hearth and inset electric fire, combination of wall and ceiling lighting, double glazed window to front aspect, open plan to:

DINING ROOM
11'1 x 9'9 (3.38m x 2.97m)
Coving to ceiling, radiator, wood flooring, double glazed window and door to rear aspect having views and access out onto the garden.

KITCHEN
11'4 x 7'3 (3.45m x 2.21m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled walls, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, four ring AEG gas hob with fitted cooker hood over, waist level double oven and grill, integrated fridge freezer, double glazed window to side and double glazed window and door to rear aspect.

FIRST FLOOR LANDING
Loft hatch, double glazed window to side aspect, doors to:

BEDROOM
13' x 10'3 (3.96m x 3.12m)
Coving to ceiling, double radiator, built in cupboard/ wardrobe, double glazed window to front aspect.

BEDROOM
9'3 x 9'1 (2.82m x 2.77m)
Double radiator, coving to ceiling, built in wardrobe with mirrored sliding doors (currently utilised as a cupboard), double glazed window to rear aspect having views onto the garden.

BEDROOM
10' narrowing to 6'8 x 6'9 (3.05m narrowing to 2.03m x 2.06m)
Radiator, built in cupboard with slatted shelves and wall mounted boiler, telephone point, double glazed window to front aspect.

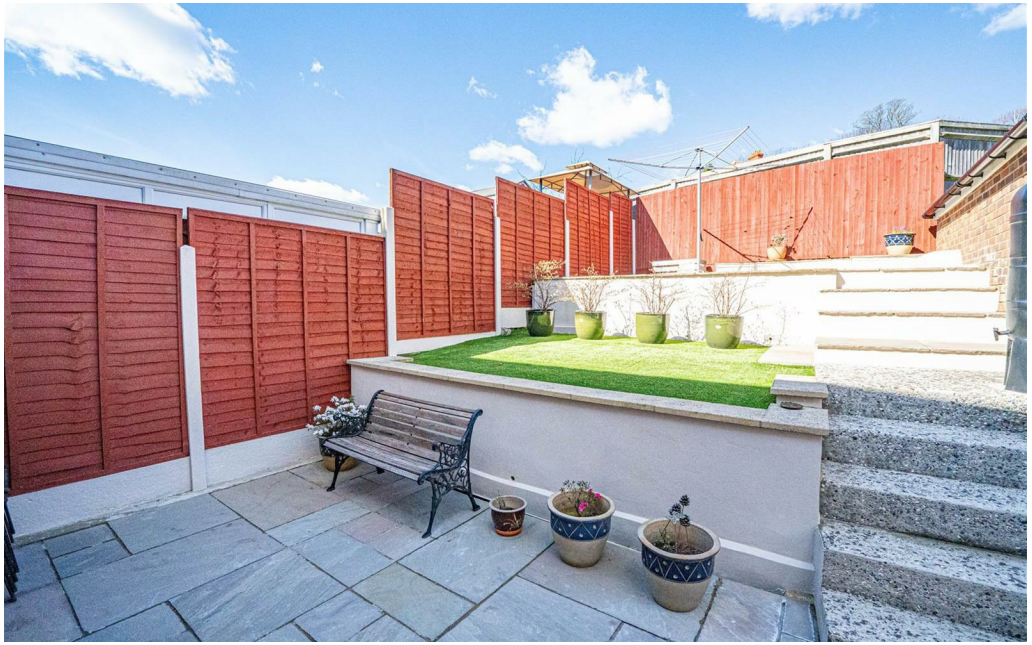
SHOWER ROOM
Modern suite comprising a corner walk-in shower enclosure, pedestal wash hand basin with mixer tap, concealed cistern dual flush low level wc, built in storage, tiled walls, non-slip flooring, heated towel rail, double glazed windows with obscured glass for privacy to the rear aspect.

REAR GARDEN
Low-maintenance and sympathetically terraced, arranged over three terraces. The first terrace is laid with Indian Sandstone, the next has artificial lawn and the top terrace is again laid with Indian Sandstone. At the rear of the garage area there is a further section of garden which is stocked with Rhubarb and a palm.

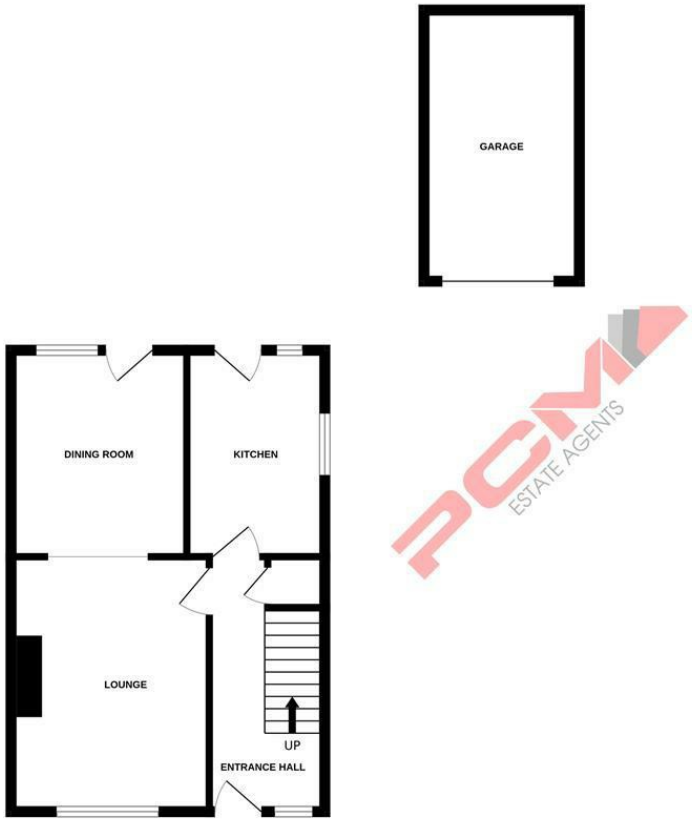
OUTSIDE - FRONT
Driveway extending down the side elevation, providing off road parking and leading to:

GARAGE
Up and over door.

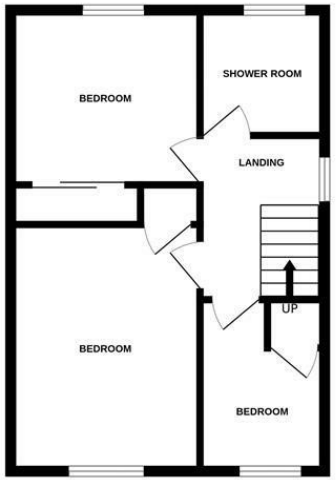
Council Tax Band: C



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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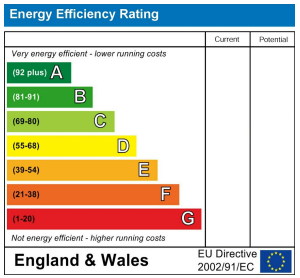

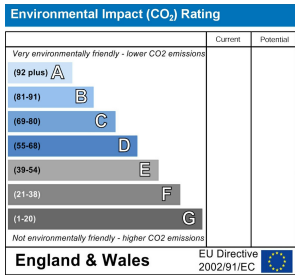

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.