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Offers In Excess Of £275,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXTENDED SPACIOUS THREE BEDROOMED END OF TERRACE HOUSE located in the sought-after Blacklands region of Hastings, close to popular schooling establishments and within easy reach of Alexandra Park.

Inside the property offers exceptionally well-presented REFURBISHED ACCOMMODATION arranged over two floors comprising a GOOD SIZED ENTRANCE PORCH providing access onto an entrance hall with double opening doors to a DOUBLE ASPECT LOUNGE-DINING ROOM leading to a MODERN NEWLY FITED KITCHEN. Upstairs the landing provides access to THREE BEDROOMS all of which have built in wardrobes, MODERN NEWLY FITTED FAMILY BATHROOM with separate shower and wc. The property has an ENCLOSED PRIVATE REAR GARDEN and is set back from the road in a quiet spot with a GARAGE in a compound located to the rear.

The property must be viewed to fully appreciate the position and overall space on offer of this family home in a sought-after location. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE PORCH

Part brick construction with double glazed windows to front aspect, door leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wood laminate flooring, double opening partially glazed wooden doors providing access to;

DOUBLE ASPECT LOUNGE-DINING ROOM

24'11 narrowing to 14'2 x 13'2 narrowing to 8'1 (7.59m narrowing to 4.32m x 4.01m narrowing to 2.46m). Light and airy with double glazed window to front towards Blacklands Church and double glazed sliding patio doors providing access and a pleasant outlook onto the garden, two radiators, wood laminate flooring, fireplace with potential to have an open fire, stone hearth, under stairs storage cupboard, coving to ceiling, doorway leading to;

KITCHEN

16'4 x 7'2 (4.98m x 2.18m)

Modern and newly fitted with a matching range of eye and base level cupboards and drawers with complimentary working surfaces and matching upstands over, four ring electric hob with fitted cooker hood over, waist level double oven and grill, inset one $\frac{1}{2}$ bowl drainer/ sink unit with mixer tap, space and plumbing for washing machine and

tumble dryer, space for tall fridge freezer, wood laminate flooring, double glazed window to side and rear aspect, double glazed door opening to side and providing access to the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, radiator, airing cupboard housing immersion heater and Worcester boiler, door to;

BEDROOM ONE

10'3 x 9'5 (3.12m x 2.87m)

Coving to ceiling, radiator, built in wardrobes with mirrored sliding doors, double glazed window to rear aspect with views over the garden.

BEDROOM TWO

10'11 x 8'6 excluding door recess (3.33m x 2.59m exclding door recess)

Radiator, built in wardrobe, double glazed window to front aspect towards Blacklands Church.

BEDROOM THREE

8' x 6'2 (2.44m x 1.88m)

Built in wardrobe over the stairs, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with chrome mixer tap and shower attachment, separate walk in shower enclosure with shower, vanity enclosed wash hand basin with mixer tap, tiled splashback and storage set beneath, chrome ladder style heated towel rail, extractor for ventilation, chrome ladder style heated towel rail, wood laminate flooring, partially aquaborded walls, double glazed obscured glass window for privacy to rear aspect.

SEPARATE WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, wood laminate flooring, double glazed obscured glass window for privacy to side aspect.

FRONT GARDEN

The property is set back from the road in a quiet position with pathway to front door, lawned front garden and gated access down the side to the rear garden.

REAR GARDEN

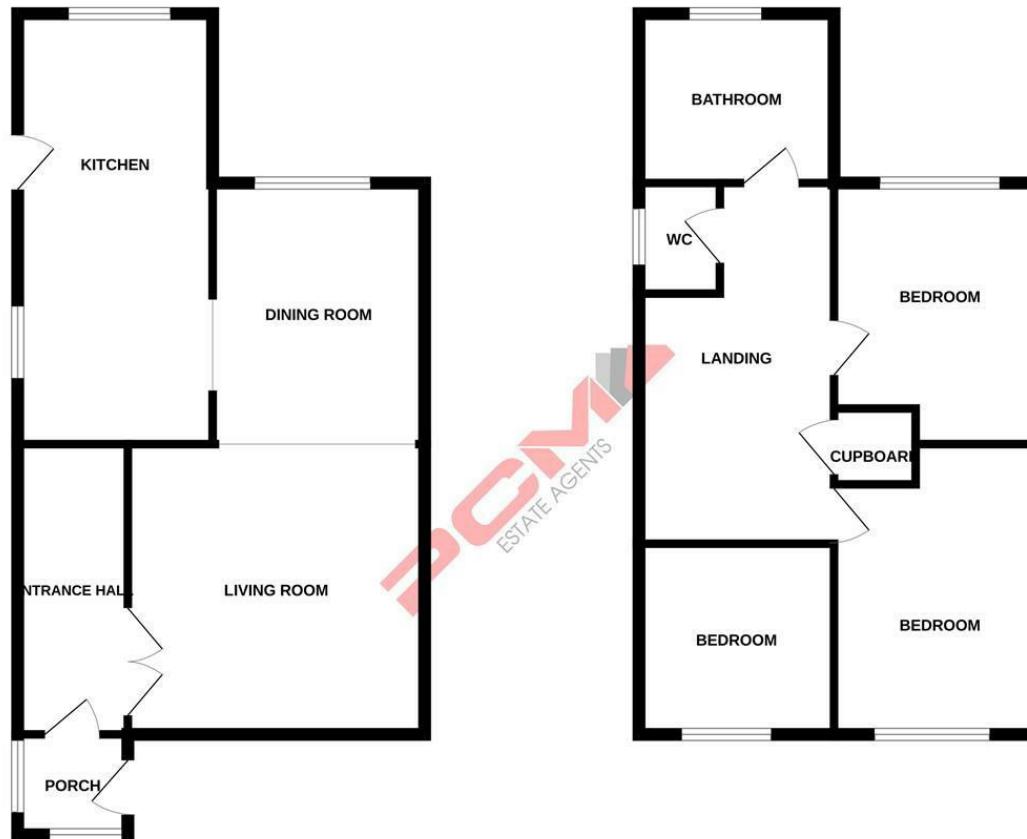
Stone patio abutting the property, ample space for patio furniture and chairs, outside water tap, gated access to front, few steps up to an area of concrete hard-standing, wooden shed and further steps rising to a section of lawn. Fenced boundaries, gated access to the side/ rear providing access to a garage compound where there is a garage in a block.

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, appliances and fixtures 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			
EU Directive 2002/91/EC		83	55
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			