



68, Elphinstone Road, Hastings, TN34 2EB

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Price £350,000

PCM Estate Agents are delighted to offer for sale this deceptively spacious FOUR/ FIVE BEDROOM SEMI-DETACHED PERIOD HOME with PERIOD FEATURES, located within the sought-after Blacklands region of Hastings, within reach of Alexandra Park and local schooling, making this an IDEAL FAMILY HOME.

The property offers spacious and versatile accommodation over three floors comprising a generous entrance hallway, lounge, separate DINING ROOM, KITCHEN-BREAKFAST ROOM, UTILITY ROOM and DOWNSTAIRS SHOWER ROOM. To the first floor there are FOUR BEDROOMS and a family bathroom, whilst to the second floor there is a spacious LOFT ROOM that could potentially be utilised as a FIFTH BEDROOM/ ADDITIONAL LIVING SPACE. Externally the property enjoys a PRIVATE AND ENCLOSED REAR GARDEN.

Conveniently located within easy reach of Alexandra Park in addition to both Hastings and Ore mainline railway stations in addition to popular local schooling establishments that the Blacklands region has to offer.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

ENTRANCE PORCH

Enclosed, glazed to the front and side, interior light, front door to

ENTRANCE VESTIBULE

Enclosed, dado rail, wood flooring, inner glazed door to

ENTRANCE HALL

Radiator, wooden flooring, dado rail, staircase rising to upper floor accommodation, cupboard under stairs.

KITCHEN-BREAKFAST ROOM

16'11" x 9'7" (5.16 x 2.92)

Double glazed window to the side aspect, stainless steel one and a half bowl inset sink, range of modern base units comprising of cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel chimney style cooker hood over stainless steel four ring gas hob with stainless steel back plate, stainless steel electric oven, space and plumbing for washing machine, radiator, television point, laminate flooring, double glazed patio doors opening to the rear garden.

UTILITY AREA

Double glazed window to the rear aspect, space for fridge/freezer, space and plumbing for washing machine, base units set beneath working surfaces.

SHOWER ROOM

Enclosed shower cubicle, pedestal wash hand basin, wc, window to side aspect.

LOUNGE

14'6" max x 12'1" max (4.42 max x 3.68 max)

Double glazed bay window to the front aspect, radiator, feature fire surround, ceiling rose, corniced ceiling, wooden flooring, telephone point.

BEDROOM / DINING ROOM

11'9" x 10'1" max (3.58 x 3.07 max)

Double glazed window to the rear aspect, radiator, wooden flooring, telephone point, ceiling rose, cornice to ceiling.

FIRST FLOOR LANDING

Staircase rising to loft room, radiator.

BEDROOM ONE

14'7" max x 10'2" max (4.45 max x 3.10 max)

Double glazed bay window to the front aspect enjoying rooftop views over Hastings, radiator.

BEDROOM TWO

11'8" x 10'0" max (3.56 x 3.05 max)

Double glazed window to the rear aspect, radiator.

BEDROOM THREE

9'7" max x 8'5" (2.92 max x 2.57)

Double glazed window to the rear aspect, radiator.

BEDROOM FOUR

8'3" x 5'5" (2.51 x 1.65)

Double glazed window to the front aspect, radiator.

BATHROOM

Double glazed windows to the side aspect, part tiled walls, bath set into tiled surround, pedestal basin, low level wc, heated towel rail/radiator, laminate flooring.

LOFT ROOM

13'0" x 11'10" max (3.96 x 3.61 max)

Plus recessed storage areas, two radiators, Velux style windows to the front and rear aspect, power point, eaves storage areas.

FRONT GARDEN

Walled to front, terrace with flower beds and shrubs.

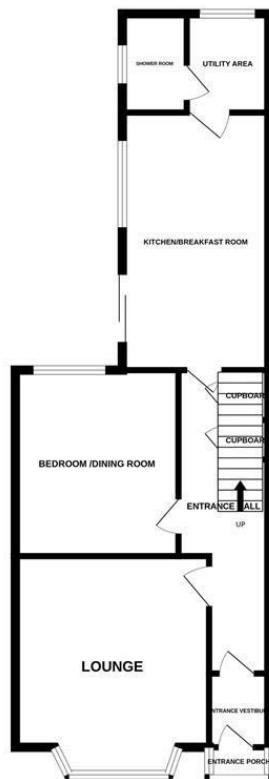
REAR GARDEN

Patio area with brick built barbecue, steps up to gardens which are laid to lawn with flower beds, shrubs and further concrete patio area to the top of the garden, side access.

Council Tax Band:



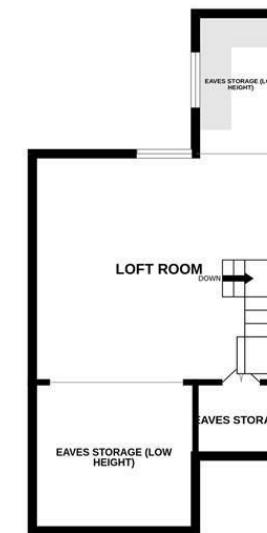
GROUND FLOOR



1ST FLOOR



LOFT ROOM



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
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.