



38, Quarry Road, Hastings, TN34 3SA

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

Offers In Excess Of £175,000

PCM Estate Agents are delighted to present to the market this EXCEPTIONAL TWO BEDROOM GARDEN FLAT, occupying the ENTIRE LOWER GROUND FLOOR of an attractive VICTORIAN SEMI-DETACHED RESIDENCE. This charming home enjoys its own PRIVATE ENTRANCE, beautifully LANDSCAPED PRIVATE GARDEN and the added benefit of a SHARE OF FREEHOLD.

Perfectly positioned along Quarry Road, the property is ideally located on the outskirts of Hastings Town Centre, within easy walking distance of Alexandra Park, local shops, cafés, and a wide range of amenities.

Internally, the accommodation is beautifully proportioned, comprising a welcoming entrance hall, a spacious LOUNGE-DINING ROOM, a well-appointed kitchen, TWO COMFORTABLE BEDROOMS and a MODERN BATHROOM.

A particular feature of this property is its completely PRIVATE REAR GARDEN, a true oasis offering ample space to entertain, dine al fresco or simply unwind and enjoy the tranquil townscape views.

Properties of this calibre in such a desirable location are rarely available. Viewing is highly recommended, contact the owners' agents, PCM Estate Agents, to arrange your appointment today.

PRIVATE COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Tiled flooring, radiator, coving to ceiling, large storage cupboard offering plenty of storage space, doors opening to:

LOUNGE-DINER

16'6 into bay x 12'4 (5.03m into bay x 3.76m)

Continuation of the wood effect tiled flooring with underfloor heating, coving to ceiling, radiators, combination of wall and ceiling lighting, double glazed French doors opening into the lovely private garden with pleasant townscape views towards the West Hill.

KITCHEN

9'8 x 6'4 (2.95m x 1.93m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and fitted cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing

machine, integrated under counter fridge and separate freezer, continuation of the wood effect tiled flooring with underfloor heating, part tiled walls, wall mounted boiler, double glazed window to side aspect.

BEDROOM

15'7 x 15'2 into bay (4.75m x 4.62m into bay)

Continuation of the wood effect tiled effect flooring with underfloor heating, radiator, coving to ceiling, double glazed bay window to front aspect.

BEDROOM

11' x 6'3 (3.35m x 1.91m)

Continuation of the wood effect tiled flooring with underfloor heating, coving to ceiling, radiator, double glazed window to rear aspect with pleasant views onto the garden.

BATHROOM

P shaped panelled bath with mixer tap and shower over, glass shower screen, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, tiled walls, wood effect tiled flooring, heated towel rail.

REAR GARDEN

Enclosed and private with a stone patio abutting the property, offering ample outdoor space to eat alfresco or enjoy a quiet moment, enjoying lovely townscape views towards the West Hill. The patio gives way to a lush area of lawn with established planted shrubs. There is also a wooden shed, gated side access and fenced boundaries.

OUTSIDE - FRONT

Gated access front street level with steps descending to the private front door, front area of garden, communal meter cupboard.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

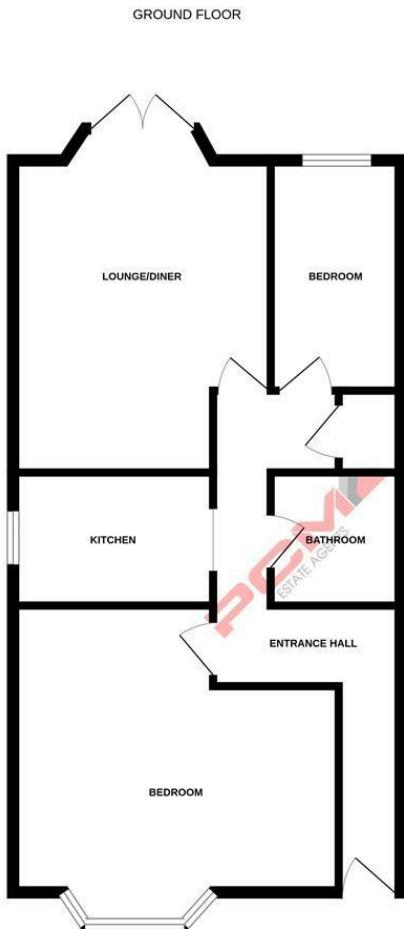
Lease: Approximately 114 years

Service Charge: As & When Required

Pets: Allowed

Council Tax Band: A





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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2002

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		70	77
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			