



ESTATE AGENTS

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Guide Price £325,000

**** GUIDE PRICE £325,000 TO £340,000 ****

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN DETACHED THREE BEDROOM FAMILY HOME with PARKING and EV CHARGING POINT, tucked away on a quiet development on the outskirts of Blacklands, within easy reach of popular schooling establishments and nearby amenities.

This modern home offers accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, MODERN KITCHEN-DINER, upstairs landing, MASTER BEDROOM with EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and a family bathroom. Externally the property benefits from a two-car DRIVEWAY, access to an EV CHARGING POINT for an electric vehicle, and a LEVEL FAMILY FRIENDLY REAR GARDEN, being laid to lawn with a patio, offering ample outdoor space to eat al-fresco, entertain and for families with children to play. There are also modern comforts including gas fired central heating and double glazing.

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

CANOPIED EXTERNAL STORM PORCH

Double glazed door leading to:

ENTRANCE HALL

Under stairs storage cupboard, stairs rising to upper floor accommodation, radiator, wall mounted thermostat control for gas fired central heating, doors opening to:

DOWNSTAIRS WC

Dual flush low level wc, pedestal wash hand basin, tiled walls, wood flooring, down lights, double glazed obscured glass window to front aspect.

KITCHEN-DINING ROOM

17' x 9'6 (5.18m x 2.90m)

Down lights, wood flooring, ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and soft close hinges, four ring gas hob with oven below and fitted cooker hood over, inset drainer-sink unit with mixer tap, cupboard concealed wall mounted

boiler, integrated washing machine, space for tumble dryer, integrated fridge freezer and dishwasher, double glazed window to front aspect.

LIVING ROOM

17'3 x 10' (5.26m x 3.05m)

Continuation of the wood flooring, dual aspect with double glazed window to side and double glazed French doors with windows either side leading to the garden, television point, radiator.

FIRST FLOOR LANDING

Loft hatch, radiator, doors to:

MASTER BEDROOM

13'7 narrowing to 10'2 x 14'1 (4.14m narrowing to 3.10m x 4.29m)

Double glazed window to front aspect, radiator, built in wardrobes, door to:

EN-SUITE

Walk-in shower enclosure with rain style shower head, hand-held shower attachment, dual flush low level wc, pedestal wash hand basin, radiator, part tiled walls, extractor for ventilation, down lights.

BEDROOM

10'4 x 10'1 (3.15m x 3.07m)

Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

9'9 x 7'1 (2.97m x 2.16m)

Radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level ec, pedestal wash hand basin, tiled walls, extractor for ventilation, radiator, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Path leading to the front door, double driveway providing off road parking, EV charging port, gated side access and outside lighting.

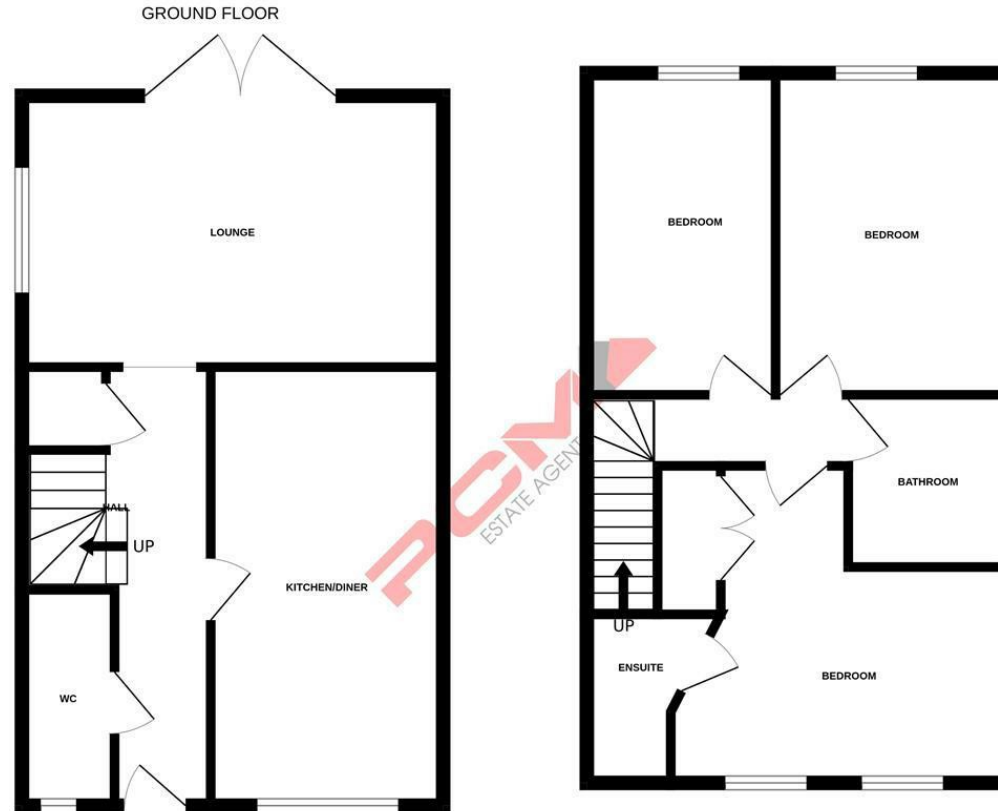
REAR GARDEN

Laid to lawn with a stone patio abutting the property, gated side access down both side elevations, shed, level and family friendly.

Council Tax Band: D



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.

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		