



29, Fellows Road, Hastings, TN34 3TY

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Price £285,000

PCM Estate Agents welcome to the market this spacious THREE BEDROOM FAMILY HOME located within a sought-after and quiet road within Hastings, within easy reach of local schooling making this an IDEAL FAMILY HOME.

The property enjoys spacious accommodation throughout comprising an entrance porch, hallway, 17ft DUAL ASPECT LIVING ROOM, MODERN KITCHEN-DINER and separate UTILITY ROOM, first floor landing, THREE GOOD SIZED BEDROOMS and a SHOWER ROOM. Externally the property benefits from a driveway providing OFF ROAD PARKING whilst to the rear is a PRIVATE AND ENCLOSED REAR GARDEN.

Conveniently located on a sought-after road within Hastings, the property is considered an IDEAL FIRST TIME PURCHASE. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed windows to both side and front aspects, door to:

HALLWAY

Stairs rising to first floor accommodation, window to front aspect.

LOUNGE

17'7 x 10'7 (5.36m x 3.23m)

Spacious and dual aspect with double glazed windows to front and rear aspects, feature fire surround with electric fireplace, radiator.

KITCHEN

13'4 x 9'11 (4.06m x 3.02m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven/ grill, ample space for dining table and chairs, radiator, double glazed window and door to rear aspect leading out to the garden.

UTILITY ROOM

7'2 x 7' (2.18m x 2.13m)

Comprising a range of eye and base level units with worksurfaces, ample

space for appliances including fridge freezer, washing machine and tumble dryer, double glazed window to front aspect.

FIRST FLOOR LANDING

Built in storage cupboards.

BEDROOM

13'4 max x 11'10 max (4.06m max x 3.61m max)

Double glazed window to front aspect, radiator.

BEDROOM

10'7 x 9'1 (3.23m x 2.77m)

Double glazed window to front aspect, radiator.

BEDROOM

8'6 x 7'6 (2.59m x 2.29m)

Double glazed window to rear aspect, radiator.

SHOWER ROOM

Walk in double shower, dual flush wc, wash hand basin, part tiled walls, two double glazed obscured windows to rear aspect.

REAR GARDEN

Private and enclosed, tiered and providing ample space for seating and entertaining, two storage sheds, enclosed fenced boundaries, gate providing rear access.

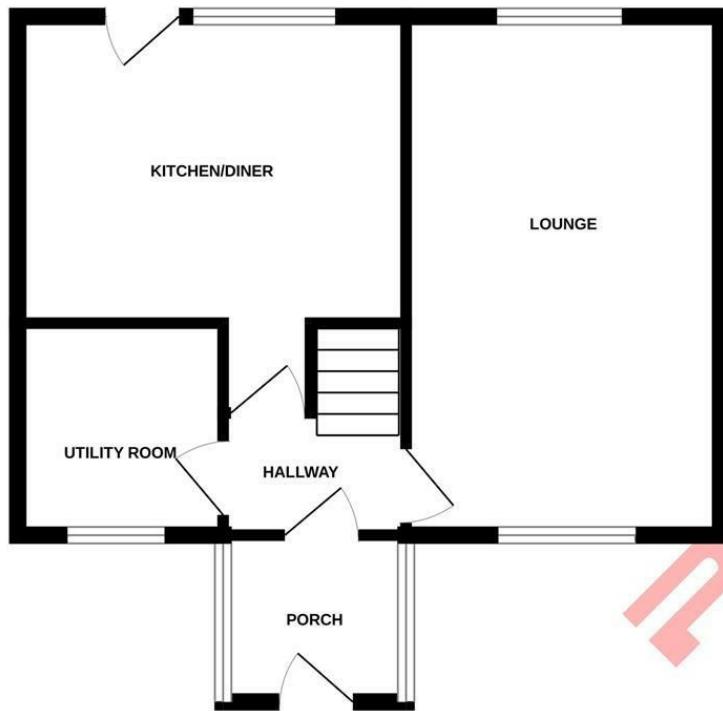
OUTSIDE - FRONT

Driveway providing off road parking, area of garden predominantly laid to lawn.

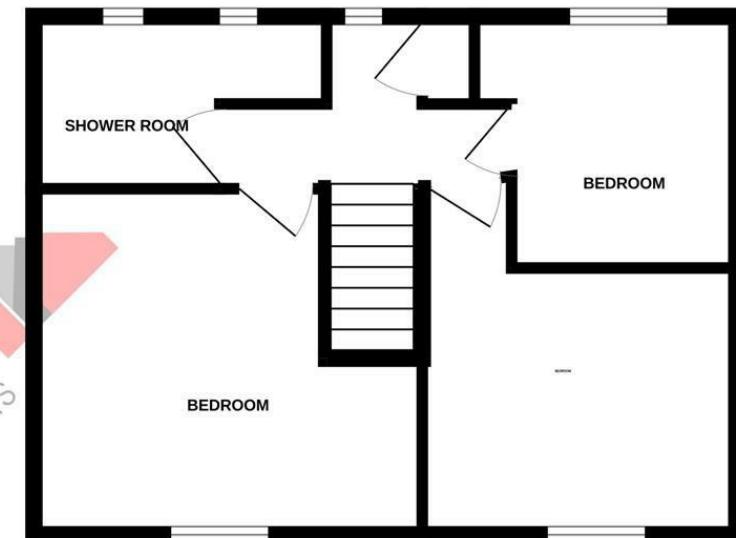
Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	
(81-91)	B	70	
(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			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	85	
(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.