

ESTATE AGENTS

**13, Little Acres Way, Hastings, TN35 5FJ**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £335,000**

PCM Estate Agents welcome to the market a RARE & EXCITING OPPORTUNITY to acquire this THREE BEDROOM MODERN TERRACED TOWNHOUSE, built by the Park Lane Property Group to an exceptionally HIGH STANDARD. Tucked away in a quiet development of select family homes, with OFF ROAD PARKING, an EV CHARGING POINT, LARGE GARAGE with UTILITY SPACE and an ENCLOSED REAR GARDEN.

To the ground floor there is a welcoming entrance hall and a DOWNSTAIRS WC, to the first floor there is a practical living space providing a SPACIOUS LIVING ROOM and an OPEN PLAN KITCHEN-DINING ROOM. Access to the garden can be enjoyed from the living room, and there are PLEASANT VIEWS from the kitchen over the development and out to sea. To the second floor there are THREE GOOD SIZED BEDROOMS with the master benefitting from its own EN-SUITE SHOWER ROOM and a family bathroom with bath and separate shower enclosure. Two of the front facing bedrooms also benefit from LOVELY SEA VIEWS.

This home has been built with energy efficiency in mind, having modern double glazed windows and gas fired central heating.

Conveniently positioned within easy reach of amenities in Ore Village and nearby popular schooling establishments. This home must be viewed to appreciate the exceptionally well-presented and well-proportioned accommodation arranged over three floors. Please contact the owners agents now to book your viewing.

#### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Polished tiled flooring, radiator, stairs rising to the first floor, door to:

#### **CLOAKROOM**

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, heated towel rail, down lights, extractor for ventilation, wall mounted mirror, wall mounted consumer unit for the electrics, double glazed opaque glass window to front aspect.

#### **FIRST FLOOR LANDING**

Radiator, stairs rising to the second floor, doors to:

#### **LOUNGE**

13'6 x 12'7 (4.11m x 3.84m)

Down lights, radiator, wood effect LVT flooring laid in a herringbone pattern, television point, wall mounted recessed television, large double glazed sliding patio doors framing views and providing access onto the garden, opening to:

#### **KITCHEN-DINING ROOM**

15'7 x narrowing to 6'8 x 13'5 (4.75m x narrowing to 2.03m x 4.09m)

Continuation of the LVT wood effect flooring laid in a herringbone pattern, wall mounted

recessed television, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces and matching upstands over, inset resin sink with mixer tap, four ring gas hob with oven below and fitted cooker hood over, under cupboard lighting, down lights, integrated tall fridge freezer, integrated dishwasher, fitted table and seating area with storage beneath, two double glazed windows with fitted blinds to the front aspect having lovely views over Hastings and to the sea.

#### **SECOND FLOOR LANDING**

Loft hatch, light tunnel allowing natural light to enter this area, doors to:

#### **BEDROOM**

11' x 10'5 (3.35m x 3.18m)

Feature wood panelled wall, radiator, double glazed window with fitted blinds to rear aspect, door to:

#### **EN-SUITE**

Walk-in shower enclosure, pedestal wash hand basin, dual flush low level wc, heated towel rail, down lights, part tiled walls, tiled flooring, double glazed window with opaque glass to rear aspect.

#### **BEDROOM**

12'3 x 7'1 (3.73m x 2.16m )

Feature panelled walls, radiator, double glazed window to front aspect having lovely views extending over Hastings and to the sea.

#### **BEDROOM**

8'5 x 6'4 (2.57m x 1.93m)

Radiator, double glazed window to front aspect with fitted blinds, having views over Hastings and to the sea. This room currently is fitted with wardrobes and shelving, which can be incorporated within the sale.

#### **BATHROOM**

Panelled bath with mixer tap, vanity enclosed wash hand basin with mixer tap, vanity mirror, dual flush low level wc, walk-in shower, heated towel rail, part tiled walls, tiled flooring, down lights, extractor for ventilation and light tunnel allowing natural light in.

#### **REAR GARDEN**

Stone patio abutting the property, steps up to a section of lawn, wooden shed, rear gated access and fenced boundaries.

#### **OUTSIDE - FRONT**

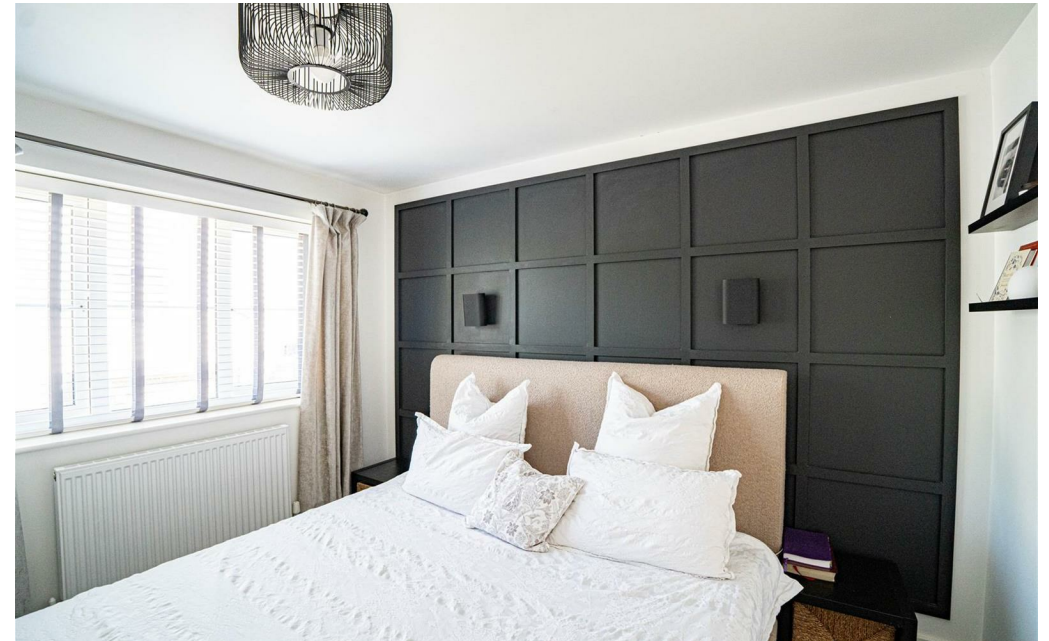
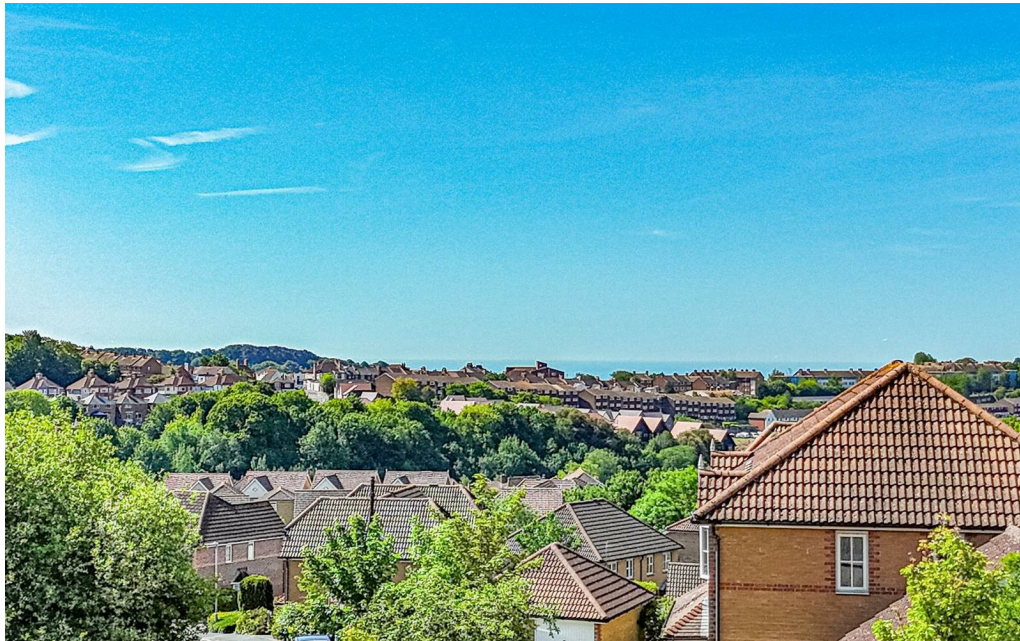
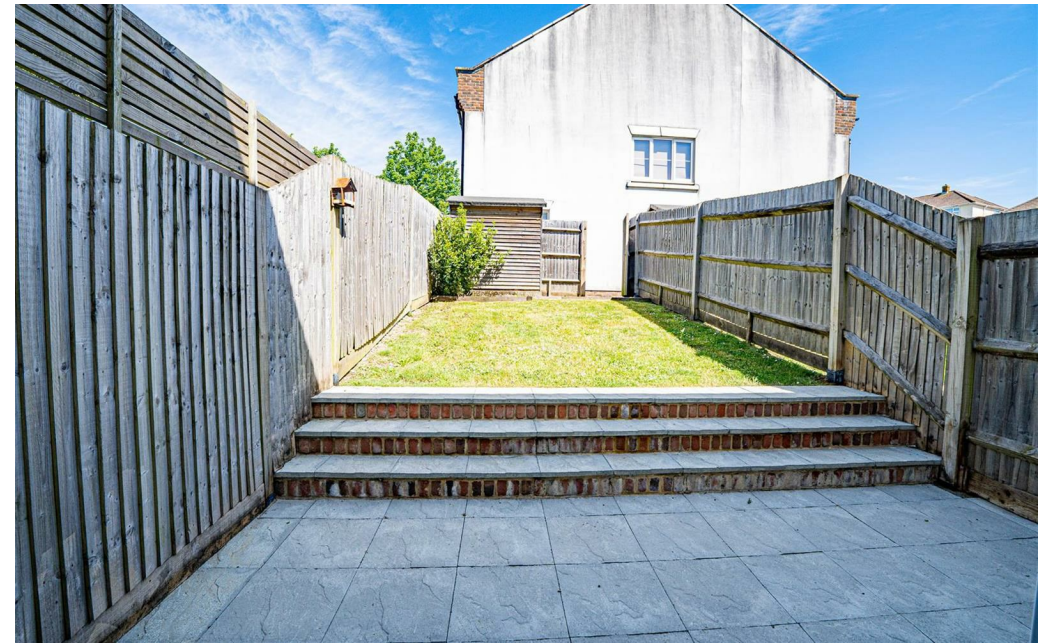
Block paved drive providing off road parking, EV charging point and outside lighting.

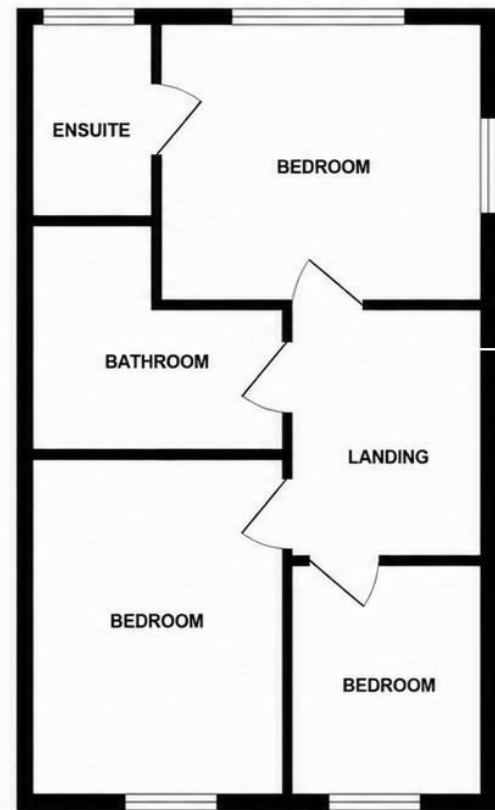
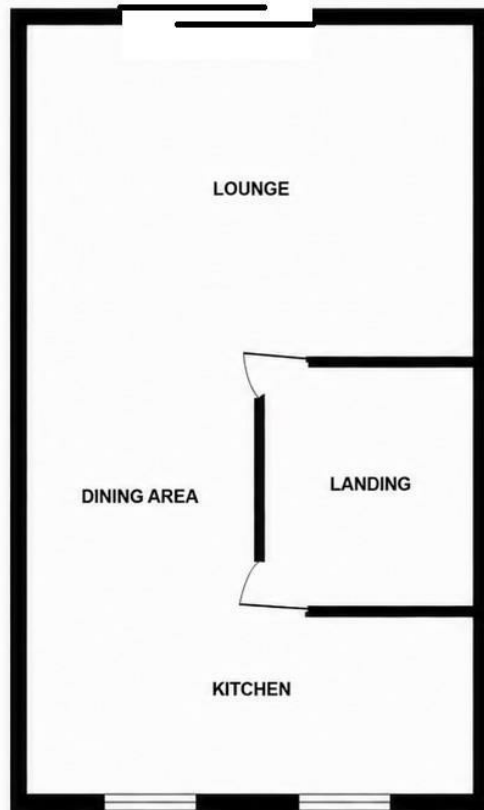
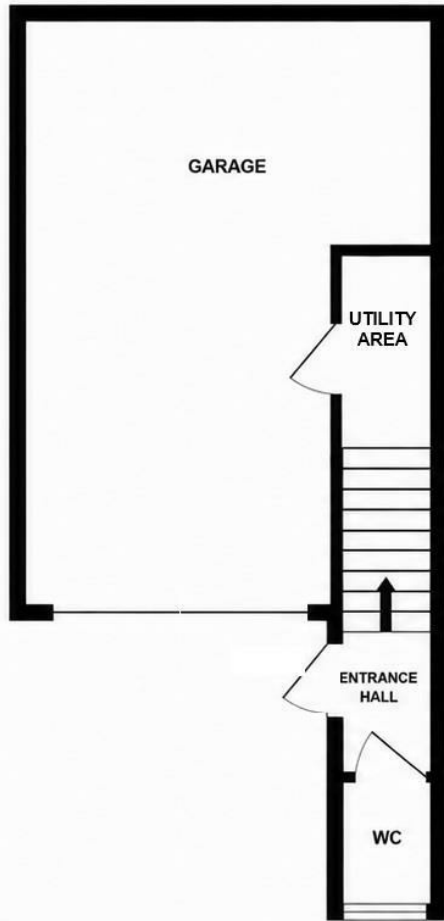
#### **GARAGE**

22'1 x 9'8 (6.73m x 2.95m)

Up and over door, power and light, access to utility area with space and plumbing for washing machine and tumble dryer.

Council Tax Band: C





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.

