



ESTATE AGENTS

89, Saxon Road, Hastings, TN35 5HH

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Price £310,000

Located in this highly sought-after Clive Vale region of Hastings is this EXCEPTIONALLY WELL-PRESENTED THREE BEDROOM TERRACED FAMILY HOME with a pleasant outlook with townscape views over Clive Vale towards the East Hill Country Park.

Inside, the accommodation is arranged over two floors and comprises an entrance hall, living room, 17t OPEN PLAN KITCHEN-DINER benefitting from the aforementioned VIEWS, first floor landing, THREE BEDROOMS and a shower room. Externally the property has the benefit of a front courtyard garden and a PRIVATE REAR GARDEN with UNDERCROFT STORAGE.

Located close to popular schooling establishments and within easy reach of bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. Also within easy reach of Hastings historic Old Town.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, telephone point, under stairs storage cupboard, doors opening to living room and kitchen-dining room.

LIVING ROOM

11'5 x 11' (3.48m x 3.35m)

Double glazed deep bay window to front aspect, open fireplace, recessed shelving, coving to ceiling and television point.

OPEN PLAN KITCHEN-DINING ROOM

17' max x 11'9 narrowing to 7'7 (5.18m max x 3.58m narrowing to 2.31m)

Light and spacious open plan room with ample space for dining table and to entertain, radiator, bespoke fitted cupboards to the chimney recess, wood laminate flooring, coving to ceiling. The kitchen itself is fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, five ring gas hob with electric fan assisted oven below and separate grill, inset drainer-sink unit with mixer tap, integrated appliances include a slimline dishwasher, washing machine, under counter fridge and separate freezer, inset down lights, coving to ceiling, double glazed windows and doors to rear aspect allowing for a pleasant outlook and access onto the beautifully landscaped rear garden with townscape views beyond over neighbouring rooftops.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, door to:

BEDROOM ONE

11'9 x 11'4 (3.58m x 3.45m)

Built in wardrobes, radiator, double glazed window to rear aspect with pleasant townscape views over rooftops.

BEDROOM TWO

10'2 x 10'2 (3.10m x 3.10m)

Picture rail, built in wardrobes and drawers, radiator, double glazed window to front aspect.

BEDROOM THREE

7'5 x 7'5 (2.26m x 2.26m)

Wood flooring, radiator, built in wardrobe, double glazed window to front aspect.

SHOWER ROOM

Walk in Aquaboard shower with sliding glass shower door and a fitted electric shower, concealed cistern dual flush low level wc with vanity enclosed wash hand basin to side, ample storage set beneath and chrome mixer tap, inset down lights, radiator, wood laminate flooring, wall mounted vanity cupboard, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Enclosed garden with hedged boundaries, gated access to the front courtyard with pathway to front door and a paved patio to the side, wooden bin store.

REAR GARDEN

Accessed via the open plan kitchen-dining room onto a decked veranda with a few steps down into the main section of garden with ample storage set beneath, opening to an area of artificially laid lawn with a number of well-planted borders with established flowering shrubs and plants, outside tap and power points. There are some steps down to a further section of garden which is laid with a stone paved patio area, bespoke wooden shed, small nature pond tucked away in a corner of the garden. There are a few steps down with gates access to a section of Harold Road at the back which is unadopted and partially concreted being suitable for off road parking. A pleasant outlook can be enjoyed with townscape views over Clive Vale towards the East Hill Country Park.

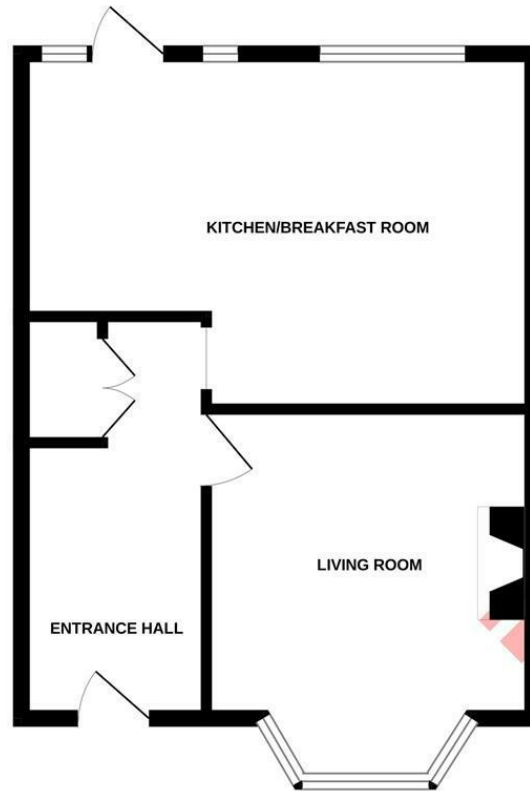
UNDER CROFT STORAGE

Under croft storage space beneath the property offering ample space to store garden furniture with wall mounted boiler, power and light.

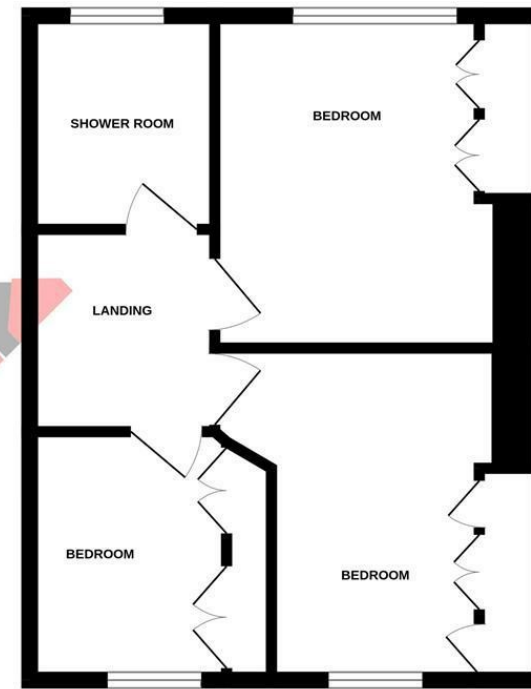
Council Tax Band: B



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		
(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	