



**28, Grange Road, Hastings, TN34 2RL**

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

**Price £450,000**

An opportunity has arisen to acquire this FOUR BEDROOM, TWO RECEPTION ROOM, DETACHED HOUSE with DOUBLE GARAGE. Located on a sought-after and RARELY AVAILABLE road within easy reach of the picturesque St Helens Woods. Offered to the market CHAIN FREE.

The spacious accommodation comprises an entrance hallway, TRIPLE ASPECT LIVING ROOM, separate DINING ROOM, kitchen-breakfast room, UTILITY ROOM and a DOWNSTAIRS WC. To the first floor there are FOUR BEDROOMS, with the master enjoying its own EN SUITE in addition to the main bathroom. The property occupies a CORNER PLOT with PRIVATE AND ENCLOSED GARDENS and a spacious frontage with a GENEROUS DRIVEWAY leading to a DOUBLE GARAGE.

The property is located on a sought-after road towards the northern outskirts of Hastings, with good public transport links to Hastings town centre. Viewing comes recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

Offered to the market chain free, this property is a must-see. We highly recommend arranging a viewing through PCM Estate Agents to fully appreciate the charm and potential of this delightful home. Do not miss out on this fantastic opportunity; contact us today to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, spacious under stairs storage cupboard, radiator, wall mounted thermostat control, parquet flooring.

#### **LOUNGE**

18'11 x 11'10 (5.77m x 3.61m)

Spacious triple aspect room, feature fire surround with gas fireplace, two radiators.

#### **DINING ROOM**

11'9 x 11'8 (3.58m x 3.56m)

Dual aspect room with double glazed windows to front and side aspect, parquet flooring, radiator.

#### **KITCHEN-BREAKFAST ROOM**

11'8 x 9'1 (3.56m x 2.77m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, one & ½ bowl inset sink with mixer tap, integrated fridge, ample space for breakfast table and chairs, radiator, double glazed window to front aspect, door to:

#### **UTILITY ROOM**

11'3 x 5'6 (3.43m x 1.68m)

Comprising a further range of eye and base level units with worksurfaces, ample space for appliances including washing machine, tumble dryer and dishwasher, wall mounted gas fired boiler, radiator, double glazed window to front aspect, part glazed door to rear aspect leading out to the garden.

#### **DOWNSTAIRS WC**

WC, wash hand basin with tiled splashback, radiator, double glazed obscured window to front aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to rear aspect, airing cupboard, loft hatch.

#### **MASTER BEDROOM**

11'9 x 10' plus wardrobe (3.58m x 3.05m plus wardrobe)

Range of built in wardrobes and drawers, radiator, double glazed window to front aspect, door to:

#### **EN SUITE**

Walk in shower with shower screen, dual flush wc, wash hand basin, radiator, part tiled walls with matching floor tiles, double glazed obscured window to front aspect.

#### **BEDROOM**

12' x 9'6 max (3.66m x 2.90m max )

Range of built in wardrobes and drawers, radiator, double glazed window to rear aspect.

#### **BEDROOM**

9'6 max x 8'2 (2.90m max x 2.49m)

Double glazed window to front aspect, radiator.

**BEDROOM**

11'9 x 6'11 max (3.58m x 2.11m max )

Double glazed window to rear aspect, radiator.

**BATHROOM**

Panelled bath with mixer tap and shower attachment and shower screen, dual flush wc, wash hand basin, built in storage unit, radiator, part tiled walls with matching floor tiles, double glazed obscured window to front aspect.

**REAR GARDEN**

The property benefits from a private and enclosed garden being predominantly level and enjoying a sunny aspect. The garden features a patio area abutting the property and providing ample space for seating and entertaining. The rest of the garden is predominantly laid to lawn with a range of mature shrubs, plants and trees. The garden also has a gate providing side access to the driveway.

**OUTSIDE - FRONT**

Situated on a corner plot with well-presented gardens to the front and side of the property, accessed via Clover Lea with a generous driveway providing ample off road parking for multiple vehicles leading to:

**DOUBLE GARAGE**

16' x 15'3 (4.88m x 4.65m)

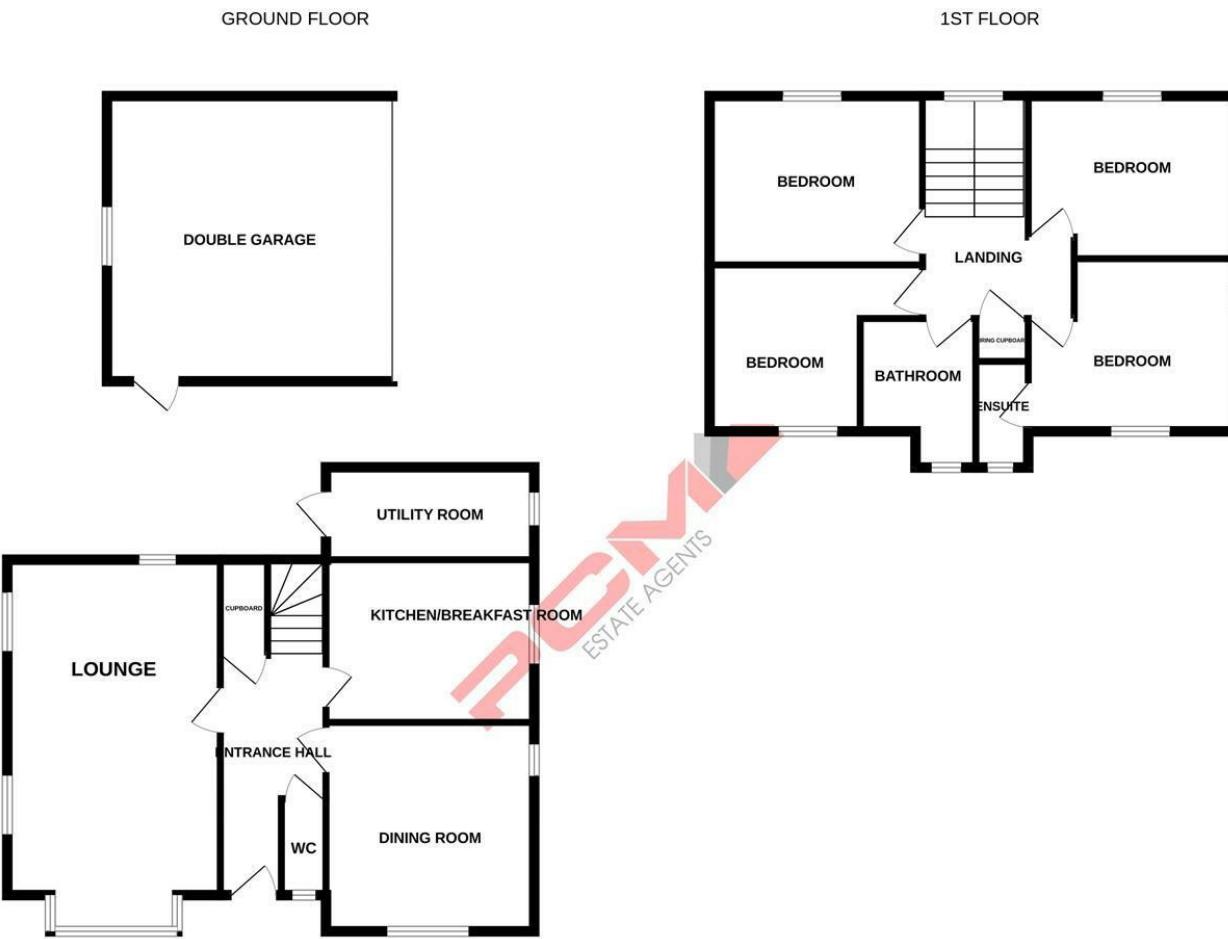
Electric up and over door, personal door to side aspect, window to rear aspect.

Council Tax Band: E









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 operation 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.