PCM ESTATE AGENTS

10, Playden Gardens, Hastings, TN34 2SH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £539,950

PCM Estate Agents welcome to the market a RARE AND EXCITING OPPORTUNITY to acquire this FOUR BEDROOM DETACHED HOUSE, positioned on this sought-after cul-de-sac location within Hastings. Tucked away in a quiet position benefitting from a GARAGE, OFF ROAD PARKING for multiple vehicles and a lovely LEVEL FAMILY FRIENDLY GARDEN.

This home offers modern comforts including gas fired central heating, double glazing and offers well-proportioned and ADAPTABLE ACCOMMODATION arranged over two floors comprising a welcoming entrance hall, lounge, separate DINING ROOM, CONSERVATORY large KITCHEN-BREAKFAST ROOM, separate UTILITY, ground floor STUDY/ OPTIONAL BEDROOM and a ground floor SHOWER ROOM. Upstairs, the spacious landing provides access to a MASTER BEDROOM with EN-SUTE BATHROOM, TWO FURTHER DOUBLE BEDROOMS, one of which benefitting from a BALCONY, and a family bathroom with bath and separate shower. The property also benefits from a LARGE INTEGRAL GARAGE with electric door, and a PRIVATE REAR GARDEN that is mainly laid to lawn with a patio and established planted areas.

Viewing comes highly recommended for anyone seeking an adaptable DETACHED FAMILY HOME in a SUPERB LOCATION. Situated within easy reach of popular schooling establishments and amenities within Hastings.

CANOPIED EXTERNAL PORCH
With double glazed front door leading to:

ENTRANCE HALL
L shaped with under stairs storage, wood flooring, coving to ceiling, double radiator, stairs rising to upper floor accommodation, doors to:

LIVING ROOM
15'5 x 12'7 (4.70m x 3.84m)
Double glazed window to front aspect, coving to ceiling, radiator, fireplace with wooden mantle, stone hearth with inset wood burning stove, television point, open plan to:

DINING ROOM
19'7 x 9'3 (5.97m x 2.82m)
Double glazed French doors and window to rear aspect with views and access into the conservatory, wood flooring, radiator, coving to ceiling, door to kitchen.

CONSERVATORY
19'1 x 9'7 (5.82m x 2.92m)
Wood flooring, apex polycarbonate roof, power points, part brick construction with double glazed windows to both side and rear elevations, double glazed French doors providing access onto the garden.

KITCHEN-BREAKFAST ROOM
18'8 x 17'6 max (5.69m x 5.33m max)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for range style cooker with fitted extractor over, tiled splashbacks, inset double bowl ceramic drainer-sink with mixer tap, space for American style fridge freezer, island breakfast bar, integrated dishwasher, double glazed window to rear aspect with lovely views onto the garden, return door to entrance hall and door opening to:

UTILITY
9'3 x 5'1 (2.82m x 1.55m)
Wall mounted Worcester boiler, part tiled walls, fitted eye and base level cupboards, space and plumbing for washing machine, space for tumble dryer and fridge, double glazed window and door to side aspect.

STUDY/ BEDROOM
10'3 x 9'3 (3.12m x 2.82m)
Versatile room that could be used in many ways. Wood flooring, radiator, coving to ceiling, double glazed window to front aspect.

SHOWER ROOM
Walk-in shower, pedestal wash hand basin, low level wc, radiator, part tiled walls, radiator, coving to ceiling, wood laminate flooring, double glazed obscured glass window to side aspect.

FIRST FLOOR LANDING
Built in cupboard, loft hatch.

MASTER BEDROOM
15'6 x 12'5 (4.72m x 3.78m)
Radiator, double glazed window to front aspect, door to:

EN-SUITE
Panelled bath with shower over, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, double glazed obscured glass window to rear aspect which when open benefit from views of the sea.

BEDROOM
16'2 x 12'7 (4.93m x 3.84m)
Radiator, double glazed windows and French doors to front aspect, providing access to:

ENCLOSED BALCONY
Metal balustrade for safety, ample space for potted plants and bistro style table and chairs, views over Playden Gardens.

BEDROOM
15'7 max x 9'1 max (4.75m max x 2.77m max)
Radiator, double glazed window to front aspect.

BATHROOM
Luxury suite comprising a stand alone rolltop bathtub with mixer tap and shower attachment, separate walk-in shower enclosure with rain style shower head, low level wc, pedestal wash hand basin, tiled walls, tiled flooring, two double glazed windows with obscured glass to rear aspect which when open benefit from views of the sea.

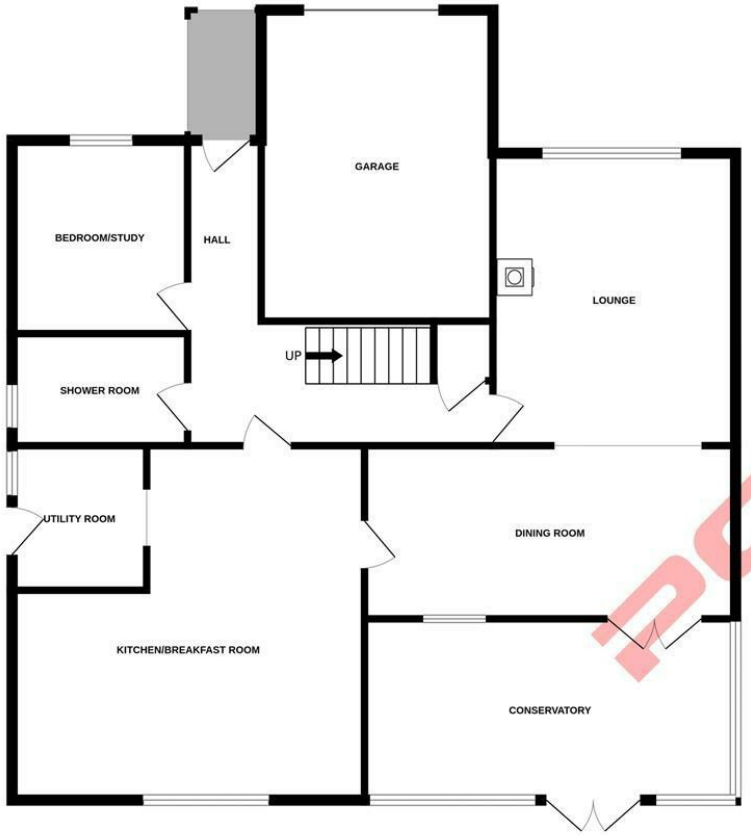
GARAGE
17'4 x 11'4 (5.28m x 3.45m)
Approximately 9'9 high, electric up and over door, power and light.

OUTSIDE - FRONT
Off road parking for multiple vehicles, lawned area.

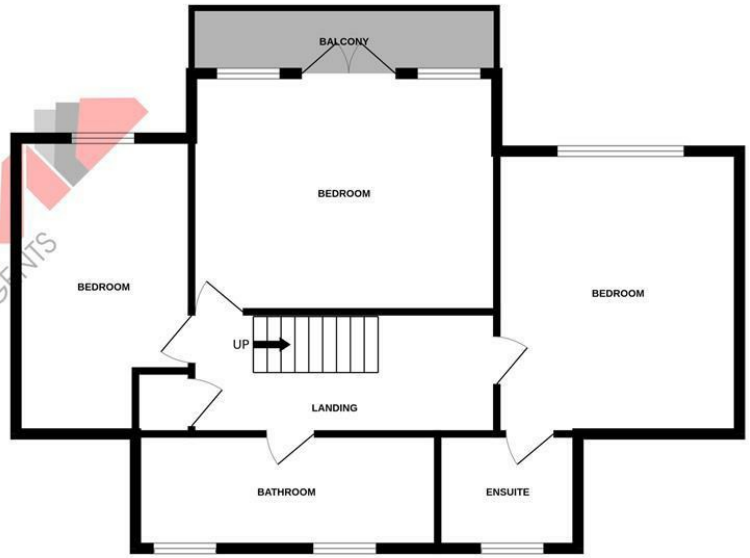
REAR GARDEN
Being a good size and mainly laid to lawn with a stone patio abutting the property, opening onto a further decked patio area, providing ample space for eating al-fresco and entertaining. There is also an area of lawn being ideal for families with children, a variety of mature plants and shrubs including Wisteria, greenhouse, summer house/ storage shed, power points, outside water tap, space down both side aspects with gated access to front.

Council Tax Band: E

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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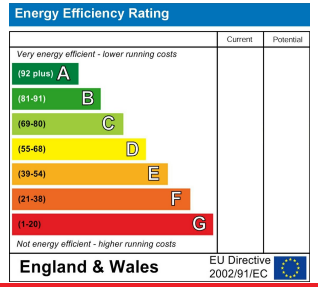

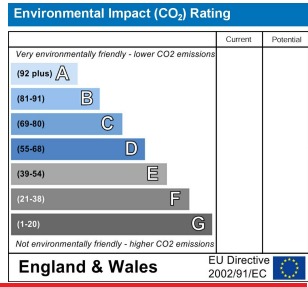

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