



54, Pine Avenue, Hastings, TN34 3PR

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Price £425,000

PCM Estate Agents are delighted to offer for sale this THREE BEDROOM, TWO BATHROOM, DETACHED CHALET with DOUBLE GARAGE and SEA VIEWS. Located on a sought-after and PRIVATE ROAD towards the northern outskirts of Hastings, within easy reach of the A21

Inside the property offers deceptively spacious accomodation throughout comprising an entrance hallway, well-presented bright and airy OPEN PLAN LIVING SPACE including a LIVING ROOM with VIEWS plus a LARGE KITCHEN-DINER and SEPARATE UTILITY ROOM. The ground floor also features the MASTER BEDROOM with EN SUITE in addition to a separate family bathroom, whilst to the first floor there are TWO FURTHER BEDROOMS.

Externally the property has a PRIVATE AND ENCLOSED REAR GARDEN with an area of raised decking being ideal for seating and entertaining with SEA VIEWS, whilst to the front there is a DRIVEWAY providing OFF ROAD PARKING leading to a DOUBLE GARAGE.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door to:

HALLWAY

Spacious with built in storage cupboard and airing cupboards, stairs rising to first floor accomodation, door to:

KITCHEN-DINER

17'6 max x 19'2 max (5.33m max x 5.84m max)

Spacious light and airy space comprising a range of fitted units and central island with worksurfaces over, space for range cooker, space for American style fridge freezer, stainless steel inset sink with mixer tap, double glazed windows to side aspect, door providing access to utility room, built in book case, ample space for dining table and chairs, radiator, open plan to:

LIVING ROOM

21'8 max x 10'11 max (6.60m max x 3.33m max)

Dual aspect room with sea views, double glazed windows to rear and side aspect, double glazed sliding doors to rear aspect leading to balcony, radiator.

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, double glazed window and door to rear aspect leading out to the rear garden, inset butler sink with mixer tap.

BEDROOM

13'4 x 11'3 (4.06m x 3.43m)

Double glazed window to front aspect, radiator, door to:

EN SUITE

Walk in shower, wc, wash hand basin with storage below, chrome ladder style radiator, double glazed window to side aspect.

BATHROOM

7' x 6'2 (2.13m x 1.88m)

Jacuzzi bath with mixer tap, dual flush wc, wash hand basin, part tiled walls, tiled flooring, chrome ladder style radiator, double glazed obscured window to side aspect.

FIRST FLOOR LANDING

Built in storage cupboard.

BEDROOM

12' x 8'9 (3.66m x 2.67m)

Double glazed window to rear aspect, built in wardrobes, radiator.

BEDROOM

11'11 x 6'11 (3.63m x 2.11m)

Built in storage cupboard, double glazed window to front aspect, radiator.

GARDEN

The property enjoys a private and enclosed rear garden with a raised decked area abutting the property, providing ample space for outdoor seating and entertaining, with far reaching sea views. The rest of the garden is predominantly laid to lawn with enclosed fenced boundaries.

DOUBLE GARAGE

20'5 x 16'11 (6.22m x 5.16m)

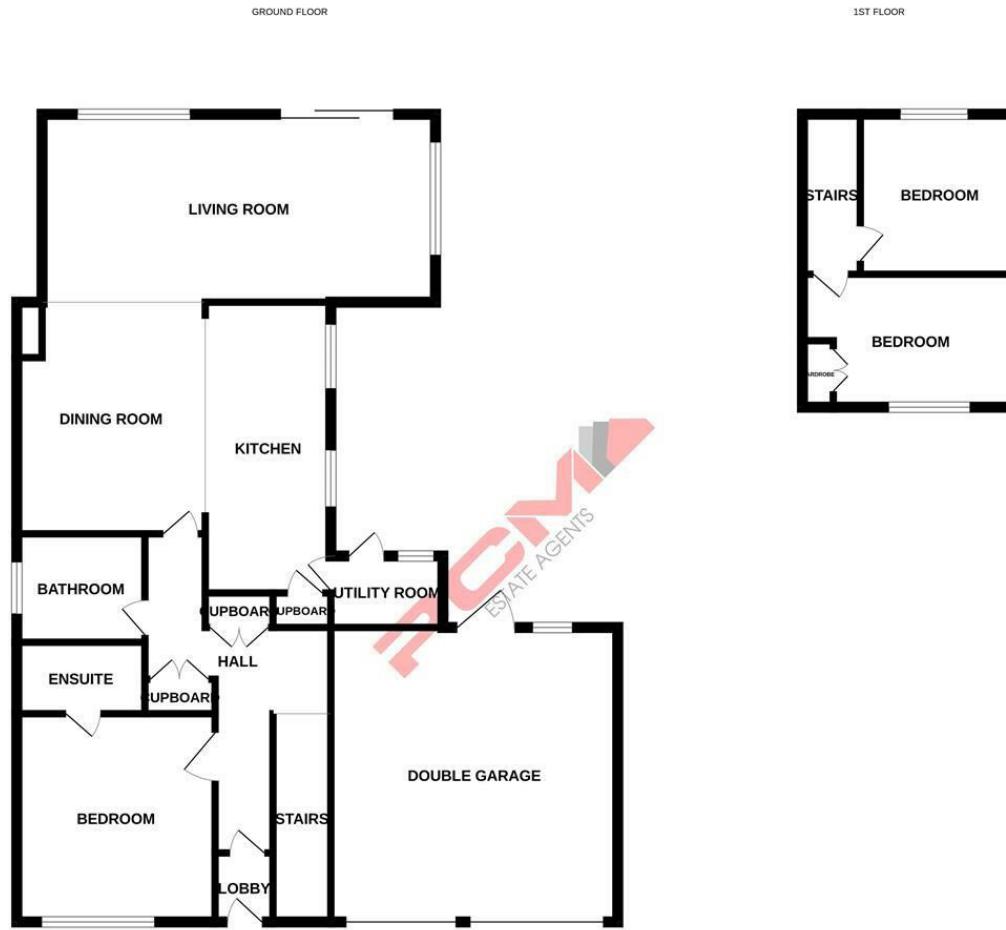
Two up and over doors, power, lighting, personal door and window to rear aspect.

OUTSIDE - FRONT

Driveway providing ample off road parking, front garden being predominantly laid to lawn with enclosed walled boundaries.

Council Tax Band: D





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			
EU Directive 2002/91/EC		57	77
England & Wales			

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			
EU Directive 2002/91/EC		57	77
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.