



32, Clifton Road, Hastings, TN35 5AN

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

Guide Price £325,000

Exceptionally well-presented and EXTENDED THREE BEDROOM, TWO BATHROOM, SEMI-DETACHED HOUSE with 21ft OPEN PLAN KITCHEN-DINER with BI-FOLDING DOORS leading onto the GARDEN.

The property offers BEAUTIFULLY PRESENTED and deceptively spacious accommodation arranged over two floors comprising an entrance hallway, LOUNGE with FEATURE LOG BURNER, separate 21ft MODERN KITCHEN-DINER with BI-FOLD DOORS leading to the garden, first floor landing THREE BEDROOMS, the master being of a particularly good size with its own DRESSING AREA and LUXURY EN SUITE SHOWER ROOM in addition to a separate main bathroom. Externally the property boasts a PRIVATE AND FAMILY FRIENDLY REAR GARDEN ideal for seating and entertaining, with patio area having SEA VIEW and glass balustrade in addition to a LARGE SUMMER HOUSE having the benefit of power and internet access. To the front of the property there is OFF ROAD PARKING.

Located on this sought-after road within close proximity to the Ore Village region of Hastings, within close proximity to a range of local schooling facilities.

This property is considered an IDEAL FAMILY HOME and the only way to truly appreciate the quality of finish and space on offer is to arrange an immediate viewing via PCM Estate Agents.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, double glazed obscured window to side aspect, radiator, under stairs storage, door to:

LOUNGE

12'6 x 9'7 (3.81m x 2.92m)

Feature log burner, double glazed window to front aspect, radiator, television and telephone point, bi-fold doors leading to:

OPEN PLAN KITCHEN-DINER

21'5 x 15' (6.53m x 4.57m)

Exceptionally well-presented and modern open plan living space with bi-fold doors leading out to the garden, comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, integrated oven and grill, space for American style fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, ample space for dining table and chairs, inset sink with mixer tap, inset ceiling spotlights throughout.

DOWNSTAIRS WC

Dual flush wc, wash hand basin with storage below, chrome ladder style radiator, double glazed window to side aspect.

FIRST FLOOR LANDING

Loft hatch.

MASTER BEDROOM

22'5 x 9'9 narrowing to 7'11 (6.83m x 2.97m narrowing to 2.41m)

Spacious master suite with double glazed Juliette balcony to the rear aspect enjoying a pleasant outlook, dressing area, radiator, door to:

EN SUITE

10'4 x 4'7 (3.15m x 1.40m)

Luxury shower room comprising a walk in double shower with rainfall style shower attachment, wash hand basin with tiled splashback and storage below, dual flush wc, inset ceiling spotlights, extractor fan, double glazed obscured window to rear aspect.

BEDROOM

11'8 x 8'10 (3.56m x 2.69m)

Double glazed window to front aspect, radiator.

BEDROOM

7'4 x 5'11 (2.24m x 1.80m)

Double glazed window to front aspect, radiator.

BATHROOM

5'10 x 4'11 (1.78m x 1.50m)

Modern suite comprising a panelled bath with mixer tap, rainfall style shower attachment, dual flush wc, wash hand basin with tiled splashback and storage below.

REAR GARDEN

Beautifully presented and private with a patio area with sea view and glass balustrade being ideal for seating and entertaining, leading down to an area of lawn, range of mature shrubs, enclosed fenced boundaries, log store, side access to the front of the property, exterior lighting and water tap. The end of the garden provides access to:

LARGE SUMMER HOUSE

Arranged as two rooms with internet access.

ROOM ONE

12'4 x 8'11 (3.76m x 2.72m)

Double glazed window and double doors to front aspect, power and lighting.

ROOM TWO

13'10 x 4' (4.22m x 1.22m)

Double glazed window to side aspect, door to side aspect.

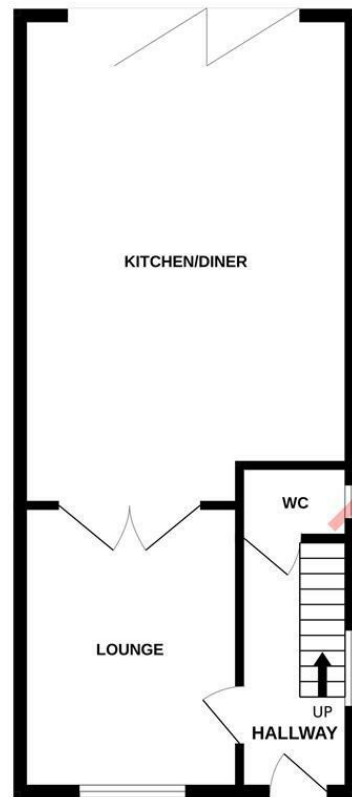
OUTSIDE - FRONT

Driveway providing off road parking.

Council Tax Band: C



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	