



**14, Allards, Hastings, TN35 4EZ**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
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**Price £325,000**

PCM Estate Agents are delighted to offer for sale an opportunity to secure this BEAUTIFULLY PRESENTED THREE BEDROOM END OF TERRACED FAMILY HOME located towards the end of this quiet cul-de-sac within the popular village of PETT, on the outskirts of Hastings.

The property has been renovated to an exceptional standard by the current vendors and boasts SPACIOUS ACCOMMODATION arranged over two floors comprising an entrance hallway, OPEN PLAN LOUNGE-DINER which leads onto an EXCEPTIONALLY WELL-PRESENTED KITCHEN with breakfast bar, DOWNSTAIRS WC, UTILITY/ STORE ROOM, first floor landing, THREE BEDROOMS all of which being a good size, and a family bathroom. To the rear of the property is a PRIVATE GARDEN considered family friendly.

The property is considered an IDEAL FAMILY HOME and is located in this highly sought-after SEMI-RURAL VILLAGE of Pett. Viewing comes highly recommended, please call the owners sole agent now to book your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE PORCH**

Door to;

#### **SPACIOUS ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, door to;

#### **LOUNGE-DINER**

20'5 x 13' narrowing to 10'2 (6.22m x 3.96m narrowing to 3.10m)  
Spacious room with double glazed sliding patio doors to the garden, double glazed window to rear aspect, two radiators, television point, open plan to;

#### **KITCHEN**

10'7 max x 9'11 max (3.23m max x 3.02m max)  
Beautifully presented and modern fitted kitchen comprising a range of eye and base level units with worksurfaces over, hot water tap, four ring gas hob with extractor above and oven below, space for American style fridge freezer, breakfast bar, integrated dishwasher, inset sink with mixer tap, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Dual flush wc wash hand basin, space and plumbing for washing machine with worksurface over, double glazed obscured window to front aspect.

#### **UTILITY/ STORE ROOM**

11'4 x 4'3 (3.45m x 1.30m)  
Power, lighting, space for tumble dryer.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM**

13'5 x 9'11 (4.09m x 3.02m)  
Double glazed window to rear aspect, radiator.

#### **BEDROOM**

10'6 x 10'3 (3.20m x 3.12m)  
Double glazed window to rear aspect, radiator.

#### **BEDROOM**

9'11 x 7'5 (3.02m x 2.26m)  
Double glazed window to front aspect, radiator.

#### **BATHROOM**

9'3 x 4'6 (2.82m x 1.37m)  
Modern suite comprising panelled bath with mixer tap and shower attachment, shower screen, floating wash hand basin, wall mounted LED bluetooth mirror, wc, chrome radiator, marble effect tiles, double glazed obscured window to front aspect, inset ceiling spotlights and extractor fan.

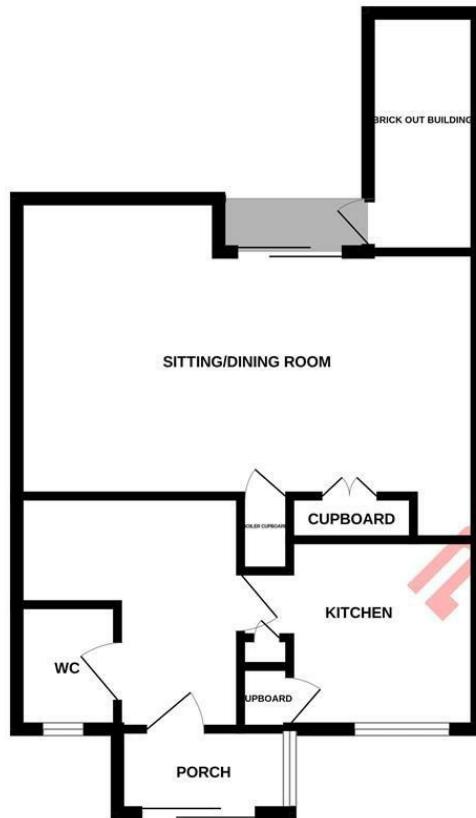
#### **GARDEN**

Private and secluded, considered family friendly with patio area ideal for seating and entertaining, steps rising to an area of lawn with enclosed fenced boundaries.

Council Tax Band: C



GROUND FLOOR



1ST FLOOR



PCM  
ESTATE AGENTS

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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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.

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		78	56
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		56	78
England & Wales			