

96, Victoria Avenue, Hastings, TN35 5BT

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Guide Price £400,000

PCM Estate Agents welcome to the market this recently refurbished FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM, TWO BATHROOM, DOUBLE FRONTED DETACHED VICTORIAN VILLA. Located on a sought-after road towards the northern outskirts of Hastings, within easy reach of Ore Village with its range of amenities and schooling. Offered to the market CHAIN FREE.

Boasting extremely spacious accommodation throughout comprising a grand entrance hallway, lounge, separate SITTING ROOM, DINING ROOM, NEWLY INSTALLED KITCHEN plus UTILITY and SEPARATE WC. To the first floor there are FOUR DOUBLE BEDROOMS with master enjoying its own EN SUITE in addition to the main bathroom. Externally the property benefits from a LARGE REAR GARDEN which offers multiple seating areas.

Located within easy reach of local schooling, the property is considered an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to first floor accommodation, column style radiator, built in storage cupboards.

LOUNGE

14'10 max x 11'9 (4.52m max x 3.58m)

Double glazed bay window to front aspect, feature fire surround, radiator.

SITTING ROOM

14'10 max x 9'11 (4.52m max x 3.02m)

Double glazed bay window to front aspect, double glazed window to side aspect, radiator.

DINING ROOM

14'9 x 10'10 (4.50m x 3.30m)

Feature fireplace, double glazed window to rear aspect, radiator, built in under stairs storage cupboard.

KITCHEN

10'11 x 10' (3.33m x 3.05m)

Newly fitted with a range of eye and base level units with worksurfaces over, integrated oven and grill, space for separate cooker, stainless steel inset sink with mixer tap, space for fridge freezer, two double glazed windows to side aspect, radiator, door to:

UTILITY ROOM

6'5 x 5' (1.96m x 1.65m)

Double glazed windows to rear aspect, column style radiator, door to side aspect leading out to the garden.

WC

Dual flush wc, wash hand basin with storage below, part tiled walls, extractor fan, double glazed obscured window to side aspect.

FIRST FLOOR LANDING

Double glazed window to rear aspect, radiator, loft hatch.

BEDROOM

10'11 x 9'11 (3.33m x 3.02m)

Double glazed window to side aspect, radiator.

EN SUITE

Luxury bathroom comprising a panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, floating wash hand basin with storage below, chrome ladder style radiator, part tiled walls, double glazed obscured windows to both side aspects, extractor fan and shower point.

BEDROOM

11'10 x 11' (3.61m x 3.35m)

Double glazed window to rear aspect, radiator.

BEDROOM

13'7 max x 11'9 (4.14m max x 3.58m)

Feature fire surround, double glazed bay window to front aspect with partial view of the sea, radiator.

BEDROOM

14'9 max x 9'11 (4.50m max x 3.02m)

Double glazed bay window to front aspect enjoying views of the sea, radiator.

BATHROOM

Beautifully presented modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with storage below, dual flush wc, tiled walls, shaver point, double glazed obscured window to front aspect.

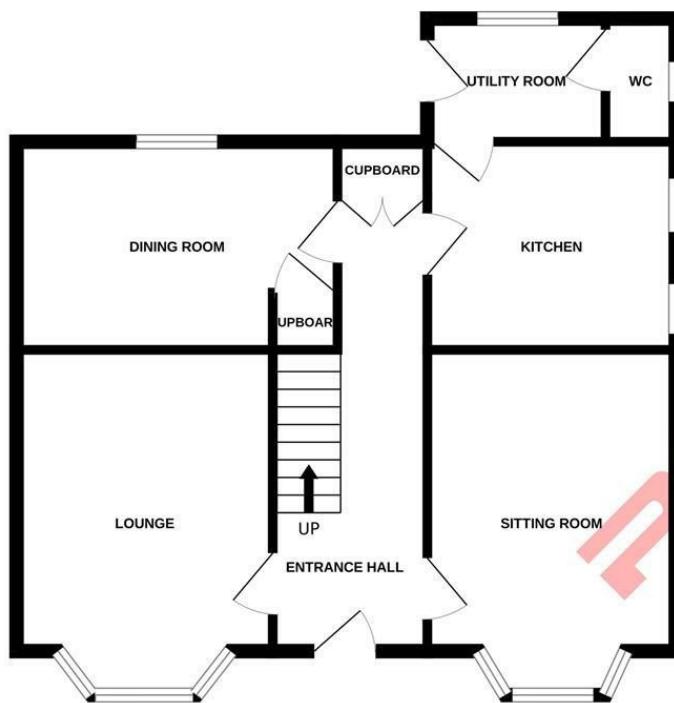
REAR GARDEN

Private, enclosed and extending to a good size, featuring multiple patio areas 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. There is also side access to both side elevations to the front of the property.

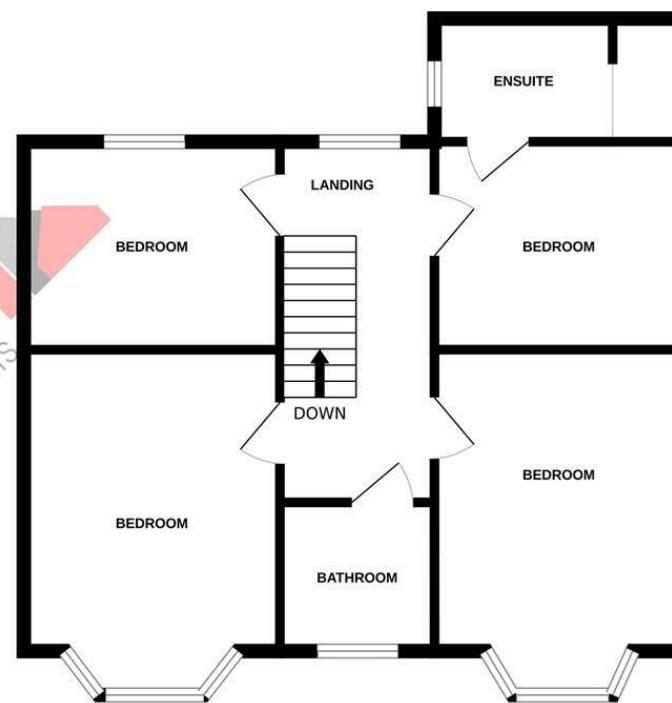
Council Tax Band: D



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			
EU Directive 2002/91/EC		78	55
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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