



2, Mountbatten Close, Hastings, TN35 4LE

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Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this SEMI-DETACHED THREE BEDROOM HOUSE conveniently positioned on the northern outskirts of Hastings, close to a vast range of amenities including popular schooling establishments.

Inside the property offers well-appointed and well-proportioned accommodation with modern comforts including gas fired central heating and double glazing. Step inside to be greeted by a spacious entrance hall, DUAL ASPECT LOUNGE, separate DINING ROOM, modern kitchen, CONSERVATORY and a DOWNSTAIRS WC. Upstairs, the landing provides access to THREE GOOD SIZED BEDROOMS and a main family bathroom. The REAR GARDEN is RELATIVELY LEVEL with a patio and section of lawn, whilst to the front there is a block paved area having POTENTIAL FOR OFF ROAD PARKING for multiple vehicles-subject to planning for a dropped kerb.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

SPACIOUS ENTRANCE HALL

Stairs rising to the upper floor accommodation, tile effect laminate flooring, doors opening to:

LIVING ROOM

17'3 x 10'9 (5.26m x 3.28m)

Wood laminate flooring, fireplace, television point, radiator, dual aspect with double glazed windows to front and rear elevations.

DINING ROOM

14' x 9'2 (4.27m x 2.79m)

Wood laminate flooring, double radiator, double glazed window to front aspect.

KITCHEN

14'5 max x 8'9 (4.39m max x 2.67m)

Built with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with oven below and separate grill, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for tumble dryer, washing machine, undercounter fridge and separate freezer, double radiator, tile effect laminate flooring, wall mounted cupboard concealed boiler, double glazed windows to side and rear elevations, double glazed door opening to:

CONSERVATORY

14'6 narrowing to 10'1 x 8' max (4.42m narrowing to 3.07m x 2.44m max) Double glazed French doors to rear aspect with windows either side providing outlook and access onto the garden, radiator, tiled flooring, polycarbonate roof, further double glazed door to side aspect and door to:

DOWNSTAIRS WC

Dual flush low level wc, double glazed window to side aspect.

FIRST FLOOR LANDING

Loft hatch to loft space, radiator, under stairs storage cupboard, additional cupboard, double glazed window to rear aspect.

BEDROOM

14'4 max x 9'9 (4.37m max x 2.97m)

Coving to ceiling, radiator, built in wardrobe, double glazed window to front aspect.

BEDROOM

10'4 x 9'7 (3.15m x 2.92m)

Radiator, double glazed window to front aspect.

BEDROOM

10'8 x 7'3 (3.25m x 2.21m)

Coving to ceiling, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with mixer tap and electric shower over, glass shower screen, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, chrome wall mounted ladder style heated towel rail, tiled walls, tiled flooring, two double glazed windows with obscured glass to side aspect for privacy.

REAR GARDEN

Decked patio abutting the property, opening up onto a section of lawn, fenced boundaries, side access to the front.

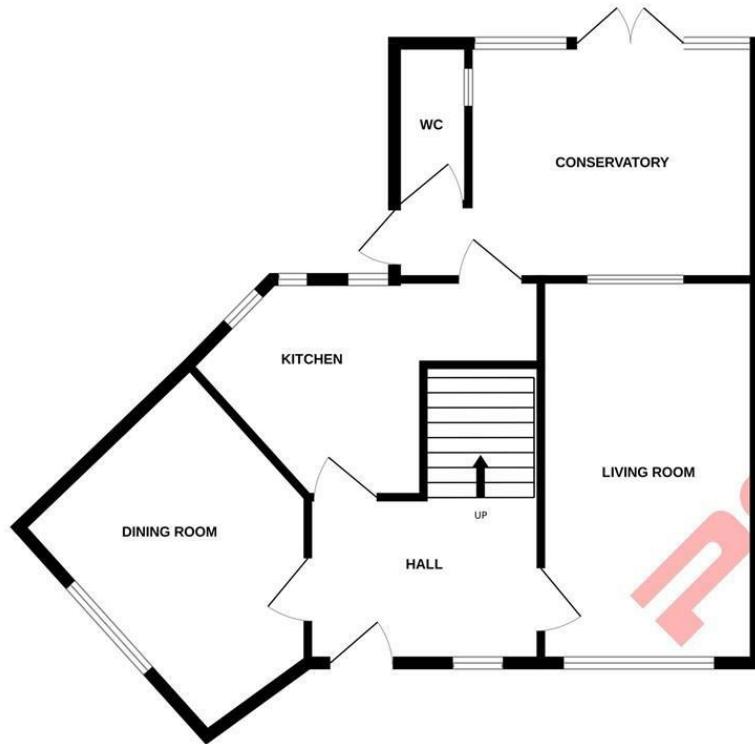
OUTSIDE - FRONT

Substantial block paved area which could be used for parking several vehicles off the road - subject to planning permission for a dropped kerb.

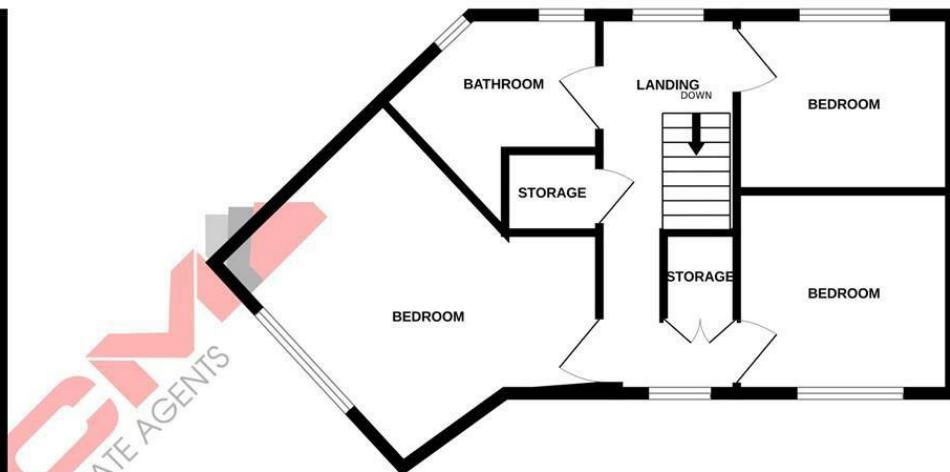
Council Tax Band: B



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 | | 84 | |
| England & Wales | | 70 | |

| 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 | | | |
| 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.