



ESTATE AGENTS

68, Upper Broomgrove Road, Hastings, TN34 3PH

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Price £299,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SUPERB SEMI-DETACHED MODERN THREE BEDROOM FAMILY HOME, BUILT IN 2018 and offered to the market CHAIN FREE with a DOUBLE DRIVEWAY and an enclosed LOW-MAINTENANCE GARDEN, ideal for families. EPC Rating B.

This MODERN FAMILY HOME is ready to move into and offers well-appointed and well-proportioned accommodation over two floors comprising an entrance hall, lounge, KITCHEN-DINER, DOWNSTAIRS WC, upstairs landing, THREE WELL PROPORTIONED BEDROOMS and a lovely bathroom. The GARDEN is arranged over two well thought-out terraces with a stone patio abutting the property, steps up onto a LEVEL SECTION OF LAWN offering an ideal area for families with children.

Positioned in this sought-after region of Hastings, offering PLEASANT VIEWS off the front, including SOME SEA VIEWS from the front facing bedroom, with popular schooling establishments and local amenities nearby.

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

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard.

KITCHEN-DINER

15'5 x 9'7 (4.70m x 2.92m)

Fitted with a modern range of matching eye and base level cupboards and drawers with worksurfaces over, electric Beko hob with fitted cooker hood over and oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, ample space for dining table, radiator, wood effect vinyl flooring, part tiled walls, inset down lights and double glazed window to front aspect.

LOUNGE

17'7 x 11'9 (5.36m x 3.58m)

Radiator, television and telephone points, double glazed window and French doors to rear aspect having views and access onto the garden.

DOWNSTAIRS WC

Concealed cistern low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, double glazed window with frosted glass to side aspect.

FIRST FLOOR LANDING

Double glazed frosted glass window to side aspect, loft hatch providing access to loft space.

BEDROOM

13'3 x 9'8 (4.04m x 2.95m)

Radiator, television point, double glazed window to front aspect having views over Hastings and including views of the sea.

BEDROOM

13'5 x 9'9 (4.09m x 2.97m)

Television point, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

11'7 x 7'3 (3.53m x 2.21m)

Television point, radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Concealed cistern low level wc, vanity enclosed wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, part tiled walls, extractor fan for ventilation, double glazed frosted glass window to front aspect.

REAR GARDEN

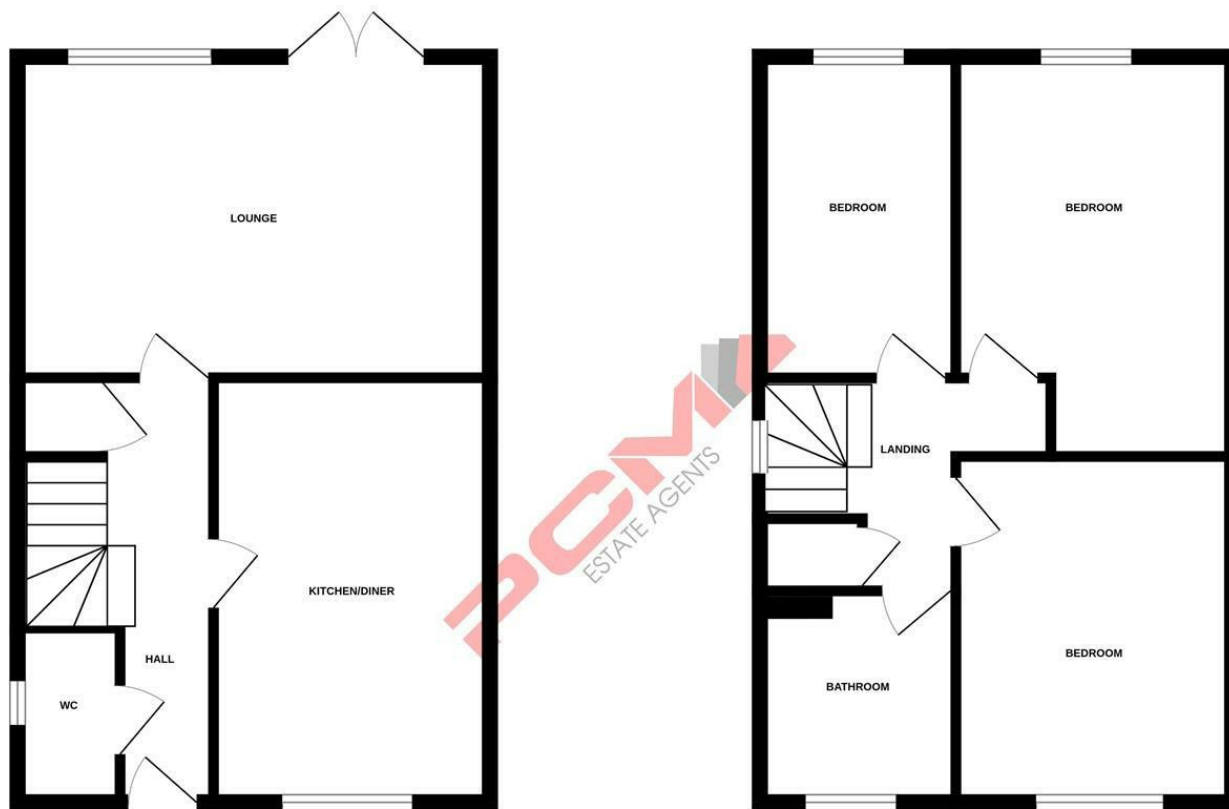
Arranged over two terraces with a large stone patio abutting the property, extending to a path leading down the side elevation with gated access to the front. The patio offers ample space for garden furniture to sit out, eat al-fresco and entertain. There are wooden steps up into a level section of lawn, ideal for families with children, fenced boundaries.

OUTSIDE - FRONT

Approached via a shared drive leading to an area of off road parking for two vehicles side-by-side. There is a path leading to the front door and landscaping either side of the path with established plants, area for storing refuse bins, gated access to the rear garden.

Council Tax Band: B





TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

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			100+
(81-91) B		84	
(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	