



ESTATE AGENTS

105, Beaconsfield Road, Hastings, TN34 3TW

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Price £330,000

PCM Estate Agents welcome to the market this FOUR BEDROOM, TWO RECEPTION ROOM, DETACHED 1930'S HOUSE with OFF ROAD PARKING. Located within the sought-after Blacklands region of Hastings, within easy reach of Alexandra Park and local schooling, making this an IDEAL FAMILY HOME. Offered to the market CHAIN FREE.

The property offers huge potential for those looking for a HOME TO IMPROVE, whilst boasting spacious and versatile accommodation throughout comprising a porch, entrance hallway, lounge, DINING ROOM, kitchen, GROUND FLOOR FOURTH BEDROOM/ ADDITIONAL RECEPTION ROOM with EN-SUITE SHOWER ROOM, whilst to the first floor are THREE BEDROOMS and a bathroom. Externally the property offers a PRIVATE REAR GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING in addition to an area of front garden.

Conveniently located within easy reach of both Ore and Hastings railway stations in addition to a number of local schooling facilities, making it a perfect FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door leading to:

HALLWAY

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

DINING ROOM

11'10 x 10'6 (3.61m x 3.20m)

Double glazed window to rear aspect overlooking the garden, radiator, feature fire surround, doorway to:

LOUNGE

12'1 max x 11'10 plus bay (3.68m max x 3.61m plus bay)

Feature fire surround, double glazed bay window to front aspect.

KITCHEN

9'5 x 7'1 (2.87m x 2.16m)

Comprising a range of eye and base level units with worksurfaces over, space for gas

cooker with extractor above, inset one & ½ bowl sink with mixer tap, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, double glazed windows to rear and side aspect, door to side aspect leading out to the garden.

BEDROOM

15'4 x 6'9 (4.67m x 2.06m)

Double glazed window to rear aspect, radiator, door to:

SHOWER ROOM

6'10 x 6'9 (2.08m x 2.06m)

Walk in shower, dual flush wc, wash hand basin set into vanity unit with storage below, tiled walls, tiled flooring, extractor fan, radiator, double glazed obscured window to front aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch, over stairs storage cupboard.

BEDROOM

11'11 x 9'4 (3.63m x 2.84m)

Wardrobes built into recess, double glazed window to rear aspect.

BEDROOM

14'7 max x 10'5 (4.45m max x 3.18m)

Built in wardrobes, double glazed bay window to front aspect, radiator.

BEDROOM

8'5 x 7'1 (2.57m x 2.16m)

Double glazed window to front aspect, radiator.

BATHROOM

7'1 x 7' (2.16m x 2.13m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator, part tiled walls, double glazed obscured windows to rear and side aspects.

REAR GARDEN

Mainly paved, ideal for seating and entertaining, range of mature shrubs, enclosed fenced boundaries.

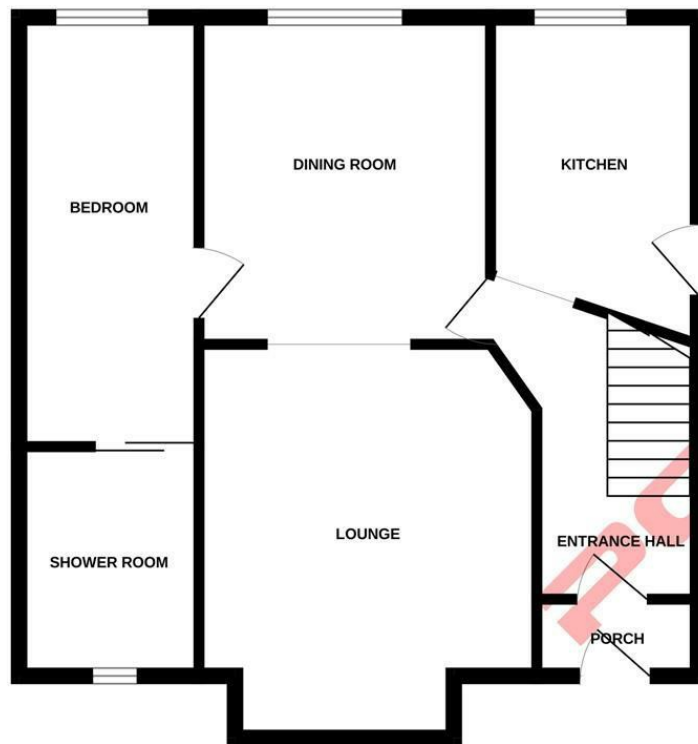
OUTSIDE - FRONT

Driveway providing off road parking and an area of front garden.

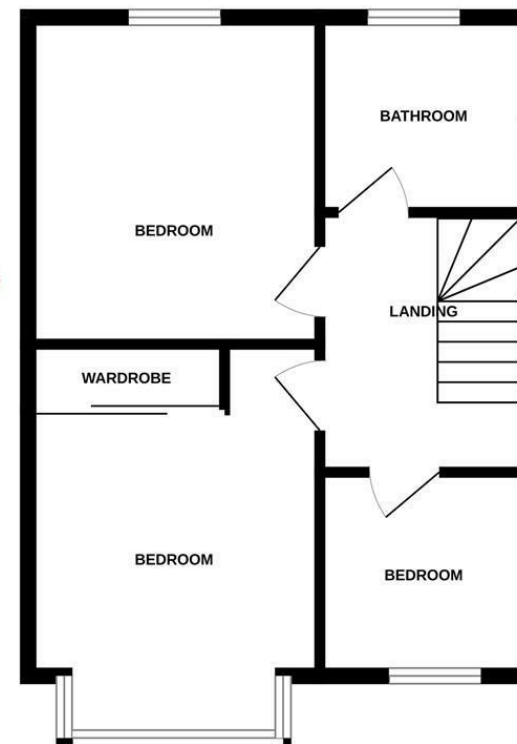
Council Tax Band: D



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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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		
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		