



ESTATE AGENTS

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Price £425,000

PCM Estate Agents welcome to the market an opportunity to acquire this 1930's DETACHED THREE BEDROOM HOUSE, positioned in the sought-after Blacklands region of Hastings, with OFF ROAD PARKING and a LOW-MAINTENANCE GARDEN.

This OLDER STYLE HOME also offers modern comforts including gas fired central heating and double glazing. The EXTENDED ACCOMMODATION is arranged over two floors comprising an entrance porch, entrance hall, DOWNSTAIRS WC, lounge, extended DINING ROOM and SNUG/ OFFICE SPACE, kitchen and CONSERVATORY. Upstairs, there are THREE GOOD SIZED BEDROOMS and a family bathroom with bath and shower. The property could benefit from some modernisation in areas, but offers potential for the new owner to put their own personality into this 1930's DETACHED FAMILY HOME.

Positioned within easy reach of Alexandra Park, within easy reach of bus routes and popular schooling establishments. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Double glazed window to side aspect, tiled flooring, partially wood panelled walls, further wooden partially glazed door opening to:

ENTRANCE HALL

Spacious with stairs rising to upper floor accommodation, under stairs storage, wood flooring, telephone point, radiator, dado rail, doors to:

DOWNSTAIRS WC

Low level wc, radiator, wash hand basin, tiled walls, tiled flooring, double glazed window with obscured glass to side aspect.

LOUNGE

15' into bay x 13'5 (4.57m into bay x 4.09m)

Lovely fireplace with open working fire, cornicing, double radiator, television point, double glazed bay window to front aspect.

DINING ROOM

13'10 x 13'4 (4.22m x 4.06m)

Coving to ceiling, fireplace, radiator, wall and ceiling lighting, open plan to:

SNUG/OFFICE

10'3 x 7'8 (3.12m x 2.34m)

Coving to ceiling, dado rail, combination or wall and ceiling lighting, double glazed sliding patio doors to conservatory.

KITCHEN

17' max x 8' (5.18m max x 2.44m)

Extended and offering a range of fitted eye and base level cupboards and drawers with worksurfaces over, range style cooker with fitted cooker hood over, space for American style fridge freezer, inset ceramic drainer-sink with mixer tap, space and plumbing for dishwasher, double radiator, double glazed door to side aspect, utility cupboard beneath the stairs offering an additional storage space, whilst also having space and plumbing for washing machine. Partially open plan to:

CONSERVATORY

15'4 x 9'6 (4.67m x 2.90m)

Part brick construction with double glazed windows to both side and rear elevations, double glazed French doors to garden, two radiators, tiled flooring.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect, doors to:

BEDROOM

15'9 into bay x 12'6 (4.80m into bay x 3.81m)

Double radiator, coving to ceiling, double glazed bay window to front aspect.

BEDROOM

12'7 x 11'5 (3.84m x 3.48m)

Built in wardrobes either side of the chimney breast, double radiator, coving to ceiling, cupboard housing hot water cylinder, dado rail, double glazed window to rear aspect with views over the garden.

BEDROOM

9'3 x 8'7 (2.82m x 2.62m)

Storage space, wall mounted units, coving to ceiling, dado rail, radiator, dual aspect room with double glazed window to side and double glazed bay window to front aspect.

BATHROOM

Bath with Victorian style mixer tap and shower attachment, separate walk-in shower with electric shower, low level wc, bidet, vanity enclosed wash hand basin with marble top, wall mounted mirror, tiled walls, tiled flooring, double glazed window with obscured glass to side and rear aspects.

OUTSIDE - FRONT

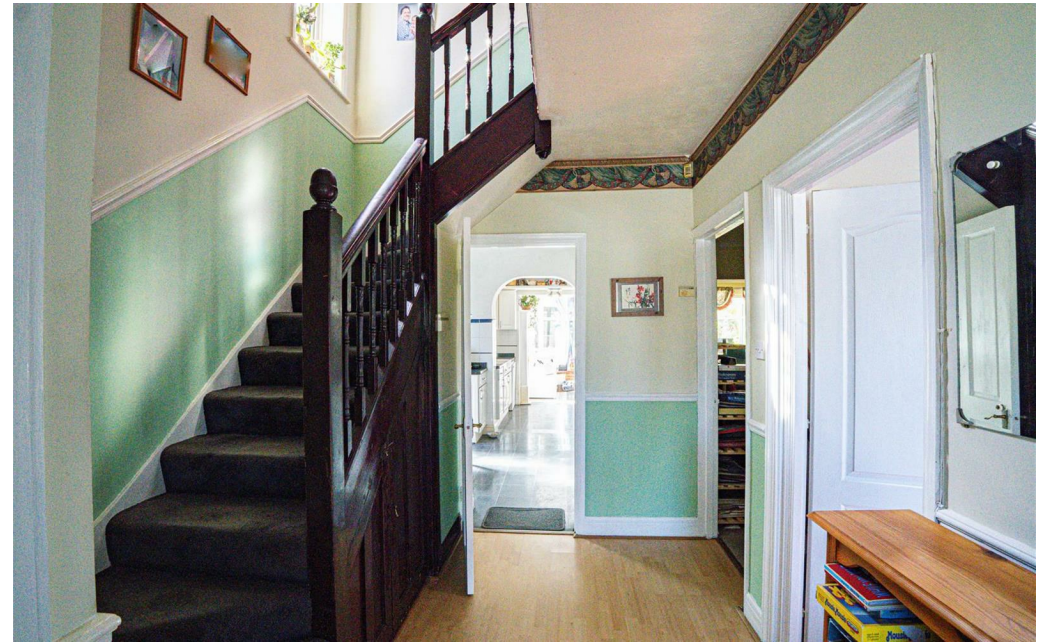
The property occupies an elevated position set back from the road, with steps up to a patio garden retained by wall, the garden is well-planted with plants and shrubs, driveway to side providing off road parking for two vehicles in tandem. There is also a canopied car port with double opening doors.

REAR GARDEN

Low-maintenance with patio's providing ample outdoor space to eat al-fresco and entertain, wooden shed, raised pond, fenced boundaries, established planted borders, gated side access.

Council Tax Band: D



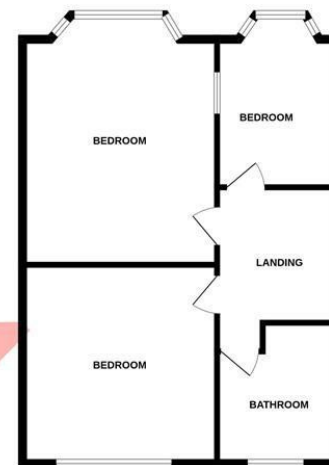




GROUND FLOOR



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		
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	

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.