



35, Hughenden Road, Hastings, TN34 3TG

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Price £235,000

**** INVESTMENT OPPORTUNITY - TENANT IN SITU ****

PCM Estate Agents are delighted to present to the market an opportunity to acquire this ATTRACTIVE OLDER STYLE FOUR BEDROOM VICTORIAN TERRACED HOUSE conveniently positioned on this sought-after street within Hastings. Located within easy reach of a number of amenities including Alexandra Park and popular schooling establishments.

The house is arranged over THREE STOREYS comprising a lower floor BAY FRONTED LOUNGE, OPEN PLAN TO 13FT KITCHEN, in addition to a bathroom. The ground floor benefits from TWO BEDROOMS and a SEPARATE WC, whilst to the first floor there TWO FURTHER BEDROOMS.

Call the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to lobby with further door to:

HALLWAY

Radiator, stairs to upper and lower floor accomodation, doors leading to:

BEDROOM

14'1 into bay x 12' max

Double glazed bay window, double radiator.

BEDROOM

13'1 x 9'1

Storage cupboard, radiator, double glazed window to rear aspect overlooking the garden and having views over Hastings.

WC

5' x 2'

Low level wc.

LOWER FLOOR HALL

With door to front providing a second entrance o the property, radiator.

LOUNGE

14'1 into bay x 12'

Double glazed bay window to front aspect, double radiator, open plan to:

KITCHEN

13' x 9

Double glazed door providing access to the garden, space and plumbing for washing machine, space for tumble dryer, fridge freezer and cooker, wall mounted boiler.

BATHROOM

5' x 5'

Bath with shower over, wash hand basin, wc, extractor fan, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING

Doors to:

BEDROOM

13'1 x 9'1

Double glazed window to rear having views over the town, radiator.

BEDROOM

16' x 13'

Two double glazed windows to front aspect.

REAR GARDEN

Decked area with steps down to an area of lawn, enclosed fenced boundaries.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual properties cannot be 100% precise. Plans are for guidance only and are not to be used for any purpose other than to provide a general impression of the property. The services, fixtures and appliances shown here are for information only and are not guaranteed. Plans will be issued as is.

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		
		88
		72
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.

Council Tax Band: B