



**132, Beaconsfield Road, Hastings, TN34 3TN**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £285,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this ATTRACTIVE OLDER STYLE BAY FRONTED THREE BEDROOM END OF TERRACED HOUSE, conveniently positioned on this sought-after street within the Blacklands region of Hastings, close to popular schooling establishments and nearby local amenities.

Inside, the property offers well thought-out accommodation arranged over two floors comprising a inviting entrance hall, BAY FRONTED LIVING ROOM with WOOD BURNER, a lovely OPEN PLAN KITCHEN-DINING ROOM with views and access onto the ATTRACTIVE and established rear garden, whilst upstairs the landing provides access to THREE BEDROOMS and a family bathroom. The property offers modern comforts including gas fired central heating, double glazing and features an attractive frontage and a well thought-out REAR GARDEN, offering plenty of colour.

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

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening into:

#### **INVITING ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage, coving to ceiling, dado rail, double radiator, doors to:

#### **KITCHEN-DINING ROOM**

16' narrowing to 10'4 x 11'4 narrowing to 7'8 (4.88m narrowing to 3.15m x 3.45m narrowing to 2.34m)

Coving to ceiling, radiator, wood effect laminate flooring, modern and fitted with a range of eye and base level cupboards and drawers with solid wood worktops and tiled splashbacks, Master Leisure five ring gas hob with cooker hood over, double oven, grill and plate warmer, Belfast ceramic sink with mixer tap, integrated slimline dishwasher, integrated fridge freezer, space and plumbing for washing machine, ample space for dining table, double glazed window and French doors to rear elevation having views over the garden.

#### **LIVING ROOM**

16' x 10' (4.88m x 3.05m)

Coving to ceiling, exposed wooden floorboards, fireplace with wooden mantle, stone hearth and inset wood burner, television point, double radiator, double glazed bay window to front aspect with views onto the front garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, under stairs storage cupboard, doors to:

#### **BEDROOM ONE**

15'8 x 9'2 (4.78m x 2.79m)

Exposed wooden floorboards, radiator, double glazed bay window to front aspect.

#### **BEDROOM TWO**

10' narrowing to 7'2 x 11'5 (3.05m narrowing to 2.18m x 3.48m)

Exposed wooden floorboards, radiator, double glazed window to rear aspect with views over the garden.

#### **BEDROOM THREE**

9'4 x 6'7 (2.84m x 2.01m)

Exposed wooden floorboards, radiator, double glazed window to front aspect.

#### **FAMILY BATHROOM**

Bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, partially wood panelled walls, wood effect vinyl flooring, double glazed window with obscured glass for privacy to rear aspect.

#### **OUTSIDE - FRONT**

Enclosed and established with a range of plants.

#### **REAR GARDEN**

Enclosed and private with patio providing ample outdoor space to sit and eat al-fresco or entertain. Beyond this is a well thought-out planted area with a range of established plants and shrubs providing an array of colour.

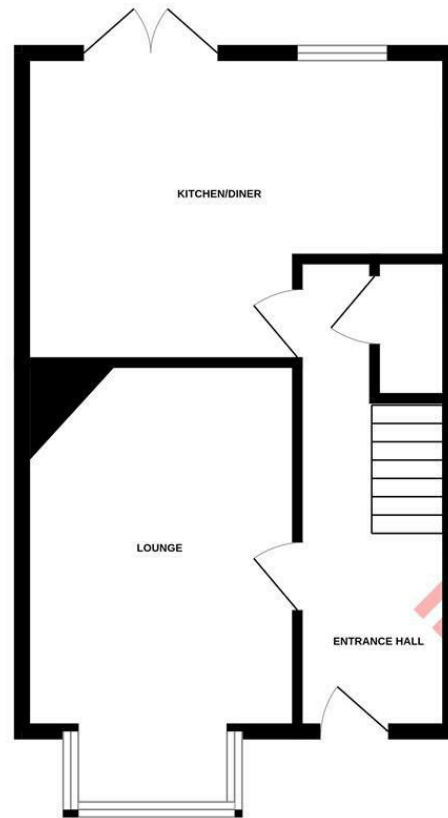
Council Tax Band: C



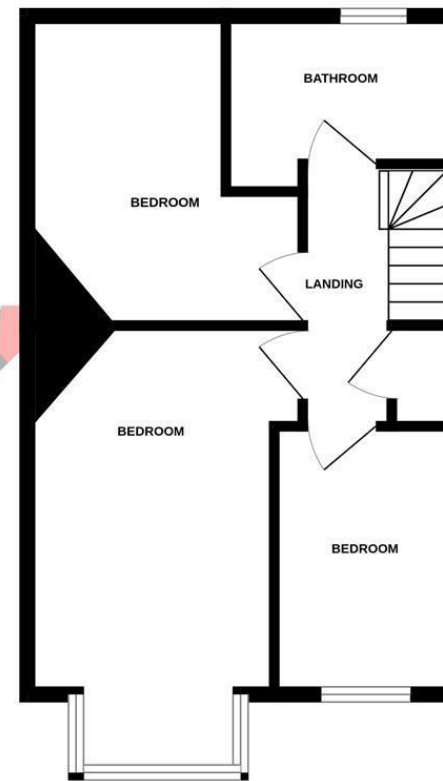




GROUND FLOOR



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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