



ESTATE AGENTS

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Price £325,000

Located in the highly sought-after West Hill region of Hastings, just a short stroll to the historic Old Town and Hastings town centre itself, is this THREE BEDROOMED TOWNHOUSE with OFF ROAD PARKING, GARAGE and a PRIVATE AND SECLUDED REAR GARDEN.

The property offers SPACIOUS ACCOMMODATION arranged over THREE FLOORS comprising an entrance hallway, UTILITY ROOM, SITTING ROOM/ HOME OFFICE this has been partially converted from the garage, DOWNSTAIRS WC, first floor landing having LARGE LOUNGE with separate KITCHEN-DINER and bathroom, whilst to the second floor are THREE GOOD SIZED BEDROOMS. Externally the property benefits from a PRIVATE AND SECLUDED TIERED REAR GARDEN, OFF ROAD PARKING and a GARAGE.

Located in the highly desirable West Hill location, just a short stroll to the Old Town and Hastings town centre itself. Please call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

SPACIOUS ENTRANCE HALLWAY

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

UTILITY ROOM

8'1 x 6'5 (2.46m x 1.96m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, space and plumbing for washing machine, airing cupboard, double glazed window to rear aspect, door to;

SITTING ROOM/ OFFICE

8'2 x 8'1 (2.49m x 2.46m)

Double glazed double doors opening up onto the garden, radiator, door to garage.

Formerly the garage and has been partitioned off to create this room.

DOWNSTAIRS WC

4'8 x 4'9 (1.42m x 1.45m)

Dual flush wc, wash hand basin with storage below, double glazed obscured window to front aspect, chrome ladder style radiator.

FIRST FLOOR LANDING

Stairs rising to the second floor accommodation, radiator, door to;

LOUNGE

14' narrowing to 10'9 x 15'8 (4.27m narrowing to 3.28m x 4.78m)

Double glazed bay window to front aspect, further double glazed window to front aspect, radiator, television point.

KITCHEN-DINER

16'6 x 8' (5.03m x 2.44m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven, stainless steel inset sink with mixer tap,. double glazed window to rear aspect overlooking the garden, space and plumbing for dishwasher, space for fridge freezer, space for dining table and chairs, radiator.

BATHROOM

8'1 x 6'5 (2.46m x 1.96m)

Panelled bath with mixer tap and shower attachment, dual flush wc, radiator, double glazed obscured window to rear aspect, wash hand basin.

SECOND FLOOR LANDING

Loft hatch.

BEDROOM

14' narrowing to 10'9 x 15'7 (4.27m narrowing to 3.28m x 4.75m)

Double glazed window to front aspect, radiator.

BEDROOM

16'6 x 7'5 (5.03m x 2.26m)

Double glazed window to rear aspect overlooking the garden, radiator, storage cupboard, loft hatch.

BEDROOM

8'2 x 7'2 (2.49m x 2.18m)

Double glazed window to rear aspect overlooking the garden.

REAR GARDEN

Private and secluded tiered rear garden with patio area ideal for seating and entertaining, steps rising to a further seating area, featuring a range of mature shrubs, plants and trees, pond, enclosed walled and fenced boundaries.

OUTSIDE - FRONT

Off road parking leading to;

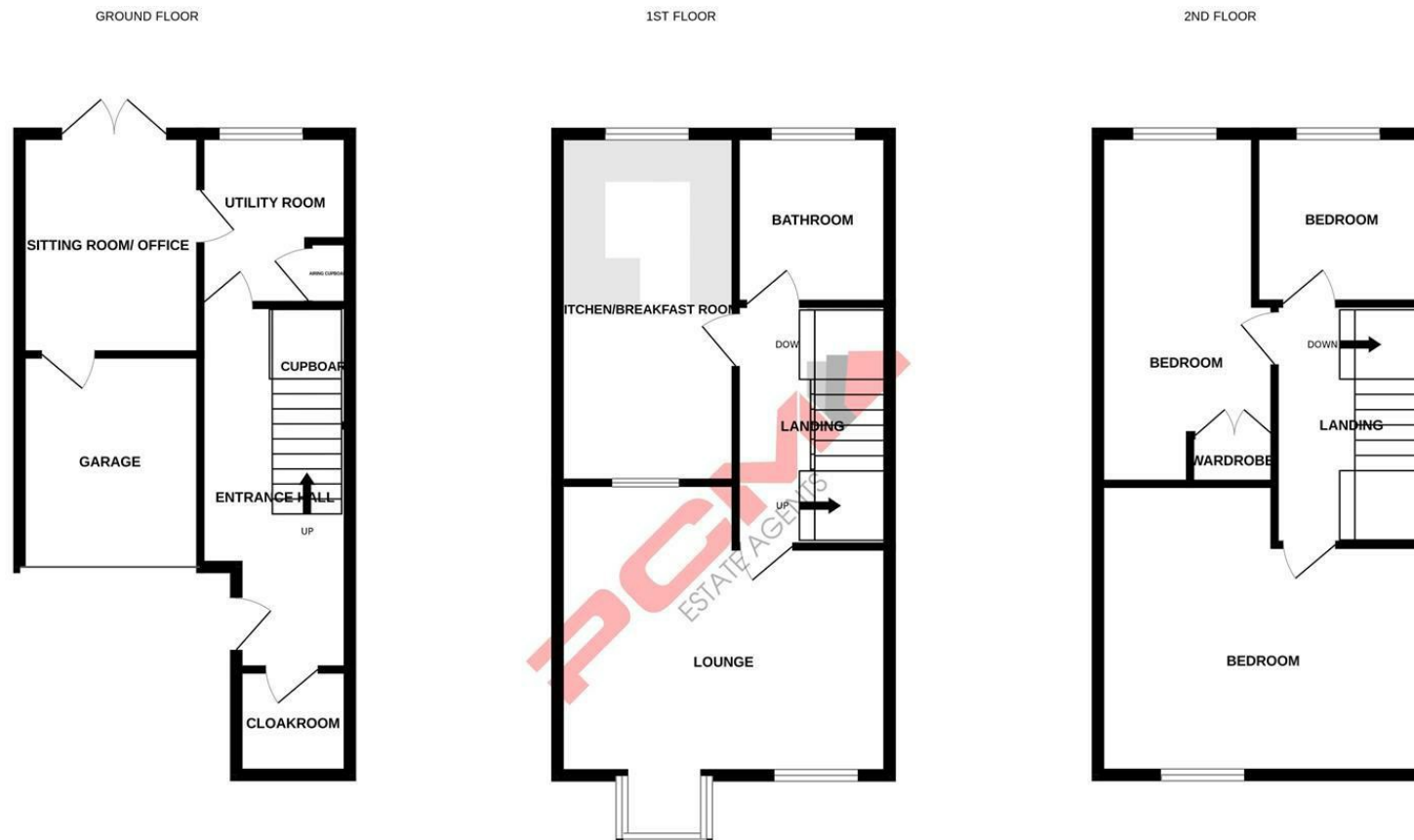
GARAGE

8'2 x 7'6 (2.49m x 2.29m)

Up and over door.

Council Tax Band: B





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		87
(81-91) B		
(69-80) C	74	
(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.