



ESTATE AGENTS

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Offers In Excess Of £395,000

PCM Estate Agents are delighted to present to the market this ATTRACTIVE BAY FRONTED THREE STOREY THREE BEDROOMED TERRACED HOUSE located on this incredibly sought-after road within the West Hill region of Hastings, with OUTSTANDING VIEWS off of the back of the house to the sea and Beachy Head.

The property offers VERSATILE, well-proportioned and well-presented accommodation over three floors comprising a an entrance hall with access to a LARGE LUXURY BATHROOM with separate shower and a good sized DOUBLE BEDROOM. To the first floor the landing provides access to TWO FURTHER DOUBLE BEDROOMS and to the lower ground floor there is an OPEN PLAN LOUNGE-DINING ROOM, separate kitchen and access onto the FRONT COURTYARD and GOOD SIZED REAR DECKED GARDEN . Those STUNNING VIEWS of the sea and Beachy Head can be taken in from the ground and first floor rear facing rooms and also from the upper section of rear garden. The property benefits from having gas fired central heating, double glazing and is conveniently nestled between Hastings Old Town and town centre.

There are a number of popular schooling establishments situated close by and bus routes. If you are looking for an OLDER STYLE BAY FRONTED HOUSE on the West Hill with SUNNY VIEWS, please call the owners sole agent now.

WOODEN FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, double radiator, large storage cupboard housing wall mounted boiler, inset down lights, stairs to upper floor accommodation, stairs descending to;

LOWER GROUND FLOOR

Into;

LOUNGE-DINER

16'3 max x 13'9 max (4.95m max x 4.19m max)

Stairs located in this room and rise to the ground floor, double radiator, under stairs recessed area, double glazed window and door to rear aspect allowing for a pleasant outlook and access onto the garden, far reaching townscape views.

INNER HALL

Radiator, wooden partially glazed door opening onto the lower ground floor courtyard, door to;

KITCHEN

10'11 x 10'7 (3.33m x 3.23m)

Fitted with a matching range of eye and base level cupboards and drawers with complimentary working surfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for

washing machine, part tiled walls, tile effect vinyl flooring, inset down lights, radiator, double glazed window to front aspect looking into the courtyard.

Stairs to the ground floor, into;

BEDROOM THREE

13'3 into bay x 10'7 (4.04m into bay x 3.23m)

Large storage cupboard, radiator, exposed feature brick walls, double glazed bay window to front aspect.

BATHROOM

13'2 into bay x 10'7 (4.01m into bay x 3.23m)

Tiled flooring, part tiled walls, stand alone bathtub with chrome contemporary style floor standing mixer tap and shower attachment, large walk in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with ample storage set beneath and chrome mixer tap, radiator-heated towel rail, storage cupboard, double glazed bay window to rear aspect allowing for the most spectacular views over Hastings, to the sea and with views of Beachy Head.

FIRST FLOOR LANDING

Storage area on the half landing fully boxed in to create a large cupboard, loft hatch providing access to loft space, inset down lights, door to;

BEDROOM ONE

14'5 x 13'2 into bay (4.39m x 4.01m into bay)

Fireplace, radiator, double glazed bay window to rear aspect allowing for spectacular sea views towards Beachy Head and over Hastings.

BEDROOM TWO

13'8 x 10'6 (4.17m x 3.20m)

Radiator, fireplace, double glazed bay window to front aspect.

OUTSIDE - FRONT

Steps descending from street level to the lower ground floor courtyard at the front of the property providing a secondary entrance to the house, storage space set beneath the steps.

REAR GARDEN

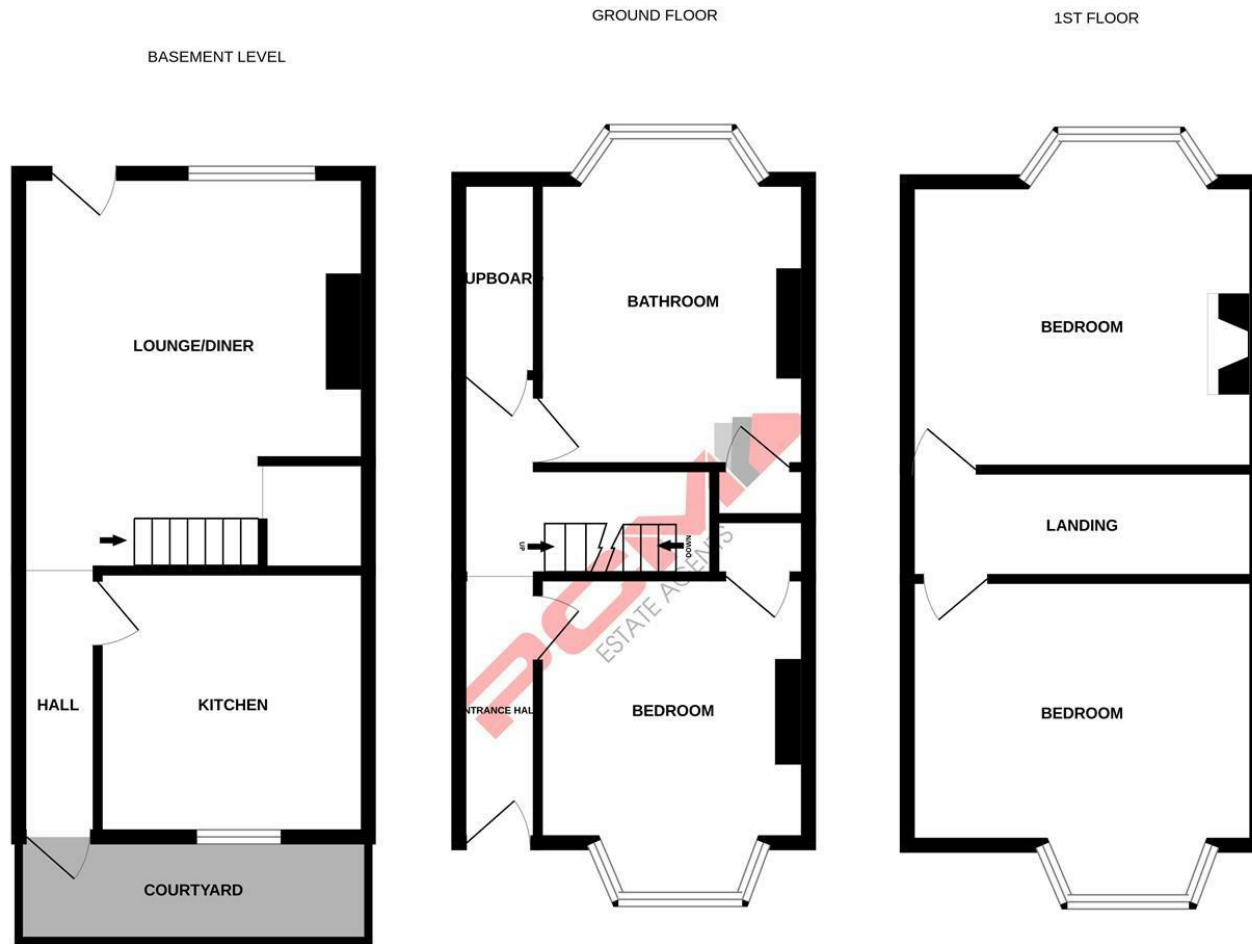
Leading onto a large newly built decked terrace enjoying stunning views across the town and out to sea, this impressive outdoor space provides the perfect setting for outdoor dining and entertaining, with wooden steps descending to a further area of lawn.

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		
(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
		74	
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.