

ESTATE AGENTS

**62, Middle Road, Hastings, TN35 5DL**

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**Price £225,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this **OLDER STYLE THREE DOUBLE BEDROOM TERRACED HOUSE** tucked away off the beaten track with a **DRIVEWAY** to both the front and rear elevations providing **OFF ROAD PARKING** for two-three vehicles.

The property has modern comforts including gas fired central heating, double glazing and a **LOVELY FAMILY FRIENDLY GARDEN** and **OUTSTANDING TOWNSCAPE VIEWS** over the town, out to sea and including views of Beachy Head.

Accommodation is arranged over two floors comprising a lounge, **KITCHEN-DINER**, ground floor bathroom, upstairs landing and **TWO DOUBLE BEDROOMS**.

Conveniently positioned within the northern outskirts of Hastings, close to amenities, popular schooling establishments, nearby amenities and Hastings Country Park.

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

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **PORCH**

Offering ample space for taking off coats and shoes, coconut matting, double glazed windows to either side of the door, further wooden partially glazed door providing access to the property, door to:

#### **ENTRANCE HALL/ UTILITY AREA**

5'6 x 3' (1.68m x 0.91m)

Space and plumbing for washing machine set beneath kitchen worktop, wall mounted boiler, doors to bathroom and kitchen, further door to:

#### **INNER HALL**

Stairs rising top upper floor accommodation, door to:

#### **LIVING ROOM**

12' x 11'2 (3.66m x 3.40m)

Wood laminate flooring, radiator, fireplace, double glazed window and door to rear aspect with views and access onto the garden.

#### **KITCHEN-DINER**

11'9 x 9'6 (3.58m x 2.90m)

Part tiled walls, tiled flooring under stairs storage cupboard, ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit, space for electric cooker, space for tall fridge freezer, double glazed window to front aspect, doorway to entrance hall/ utility.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, shower over bath with glass shower screen, dual flush low level wc, pedestal wash hand basin, ladder style heated towel rail, part tiled walls, tiled flooring, extractor fan for ventilation, two double glazed pattern glass windows to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors to:

#### **BEDROOM**

12'2 x 11'2 (3.71m x 3.40m)

Fireplace, radiator, double glazed window to rear aspect having views over the garden and spectacular far reaching views over Hastings, out to sea and including views to Beachy Head.

#### **BEDROOM**

12'3 x 9'4 (3.73m x 2.84m)

Cupboard over stairs, radiator, double glazed window to front aspect.

#### **OUTSIDE -FRONT**

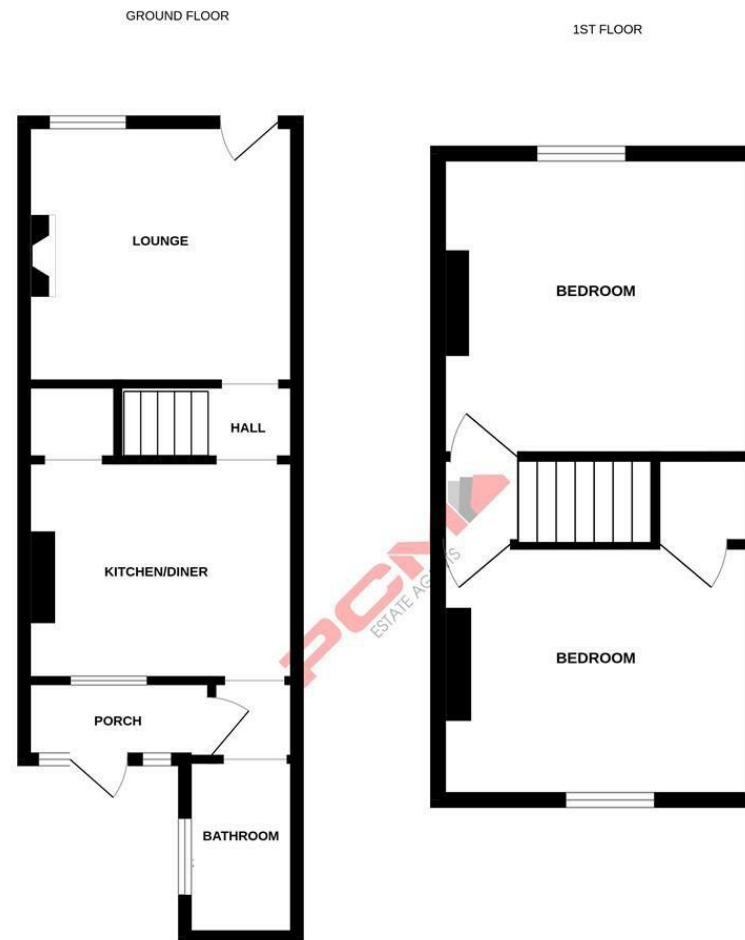
Driveway providing off road parking, steps down to the front door.

#### **REAR GARDEN**

Mainly laid to lawn with a concrete patio abutting the property, path meandering through the garden, gated access to another driveway, area of lawn, fenced boundaries.

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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