



ESTATE AGENTS

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Price £199,995

**** REQUIRING COMPLETE REFURBISHMENT THROUGHOUT ****

PCM Estate Agents are delighted to welcome to the market, CHAIN FREE, this TWO BEDROOM END OF TERRACED VICTORIAN HOME, occupying a highly sought-after position within the Lower Clive Vale area of Hastings.

Conveniently located within walking distance of a number of well-regarded schools, Hastings Historic Old Town and a range of local amenities, the property offers an exciting opportunity for buyers looking to undertake a full renovation project.

Internally, the accommodation is arranged over SPLIT LEVELS, comprising an entrance vestibule, welcoming hallway, SPACIOUS LIVING ROOM, lower hallway providing access to the DINING ROOM, kitchen and useful CELLAR space. The first floor half landing offers a DOUBLE BEDROOM and bathroom, whilst the PRINCIPLE DOUBLE BEDROOM occupies the upper floor.

The property enjoys PLEASANT ELEVATED VIEWS from the rear across Clive Vale towards the East Hill and benefits from a GENEROUS REAR GARDEN, which, although currently heavily overgrown, offers excellent potential to create a fantastic outdoor space.

REQUIRING MODERNISATION throughout, this is an ideal opportunity for investors, developers or buyers wishing to create a home to their own specification whilst adding significant value.

Early viewing is highly recommended.

VESTIBULE

Double glazed front entrance door opening into the vestibule with high ceilings, decorative dado rail and a further partially glazed wooden door leading through to:

ENTRANCE HALL

A welcoming entrance hall with stairs rising to the upper floor accommodation and steps descending to the lower floor, reflecting the property's split-level design. Door leading through to:

LIVING ROOM

15'2 into bay x 11'9 (4.62m into bay x 3.58m)

A bright front-facing reception room featuring a double glazed bay window, high ceilings with decorative cornicing and dado rail, together with a tiled feature fireplace creating an attractive focal point.

A few steps down from the entrance hall, this lower hallway provides access to the dining room, kitchen and useful undercroft cellar storage.

DINING ROOM

10'7 x 10'3 (3.05m x 2.13m x 3.05m x 0.91m)

A rear aspect reception room with a double glazed window overlooking the garden, high ceilings, picture rail and feature fireplace.

KITCHEN

12'3 narrowing to 9'6 x 8'0 max (3.73m narrowing to 2.90m x 2.44m max)

In need of replacement but offering excellent scope for improvement. The kitchen currently comprises base cupboards, worktops, sink unit and space for a cooker, together with tiled flooring and part tiled walls. A useful pantry cupboard with window provides additional storage, whilst a double glazed window overlooks the rear garden and a double glazed door provides direct garden access.

CELLAR

Useful undercroft cellar space providing excellent storage.

FIRST FLOOR LANDING

Half landing with access to one of the bedrooms and bathroom, stairs to main landing providing access to master bedroom.

MASTER BEDROOM

15'3 x 14'8 into bay (4.65m x 4.47m into bay)

A spacious principal bedroom with a double glazed bay window and additional front-facing double glazed window, tiled feature fireplace and built-in storage cupboard.

BEDROOM

10'9 x 9'8 (3.28m x 2.95m)

A double bedroom with a double glazed window enjoying a rear aspect enjoying pleasant views across Clive Vale towards East Hill.

BATHROOM

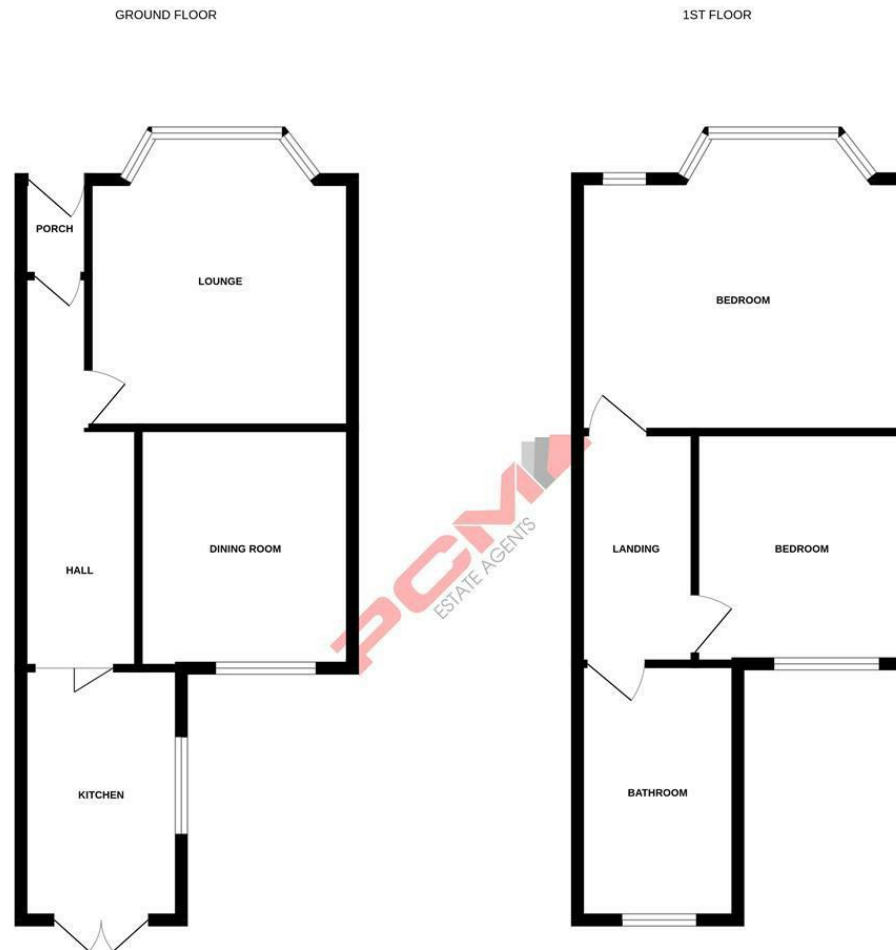
Comprising a bath, WC and wall mounted wash hand basin, together with a picture rail, built-in cupboard, side aspect window and a double glazed rear window enjoying pleasant views across Clive Vale towards East Hill.

OUTSIDE - FRONT

Courtyard-style front garden, currently requiring cultivation.

REAR GARDEN

A generous rear garden offering excellent potential but currently heavily overgrown and in need of significant cultivation. Access is restricted due to the current condition, although the garden offers excellent scope to create an attractive outdoor space.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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.

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		
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		