



69, Cambridge Road, Hastings, TN34 1EP

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £195,000

PCM Estate Agents are delighted to offer to the market this TWO DOUBLE BEDROOM MID-TERRACED FREEHOLD HOUSE, located within close proximity to Hastings town centre. The property is offered to the market CHAIN FREE and has been RECENTLY REFURBSIHED throughout.

Accommodation comprises a lounge, NEWLY FITTED KITCHEN, rear lobby, DOWNSTAIRS MODERN BATHROOM, first floor landing and TWO DOUBLE BEDROOMS. To the rear of the property there is a SMALL COURTYARD SPACE with space for a small bistro style table & chairs, with rear gated access.

If you are looking for a TERRACED HOUSE within an extremely convenient location, having been recently renovated, please call the owners sole agents now to range your immediate viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening into:

LOUNGE

10'7 x 10'1 (3.23m x 3.07m)

Radiator, television point, double glazed window to front aspect, opening to:

KITCHEN

9'9 x 9'4 (2.97m x 2.84m)

Newly fitted and comprising a range of eye and base level unit with four ring electric hob with extractor above and electric oven beneath, under counter fridge freezer, washing machine, inset sink with mixer tap, radiator, stairs rising to the first floor, further opening to:

REAR LOBBY

Velux window, frosted double glazed door to rear aspect opening to a rear walkway providing a right of way, door to:

BATHROOM

Panelled bath with mixer tap and shower attachment, part tiled walls, wash hand basin, dual flush wc, radiator, extractor fan, Velux window to.

FIRST FLOOR LANDING

Over stairs storage cupboard housing the wall mounted boiler, loft hatch, wall mounted thermostat, door opening to:

BEDROOM ONE

10'9 x 10'1 (3.28m x 3.07m)

Feature fireplace surround, built in wardrobe with shelving space, radiator, double glazed window to front aspect.

BEDROOM TWO

9'9 x 8'6 max (2.97m x 2.59m max)

Feature fireplace surround, built in wardrobe with additional shelving space, radiator, double glazed window to rear aspect.

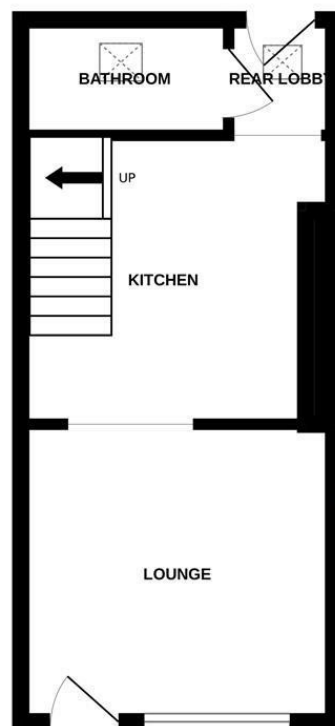
OUTSIDE

Right of access and gated access either side, space for bistro style table & chairs, and potted plants.

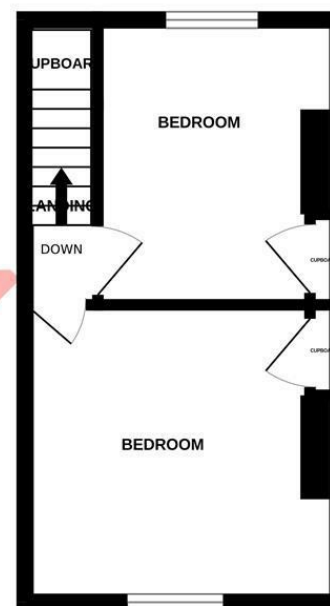
Council Tax Band: A



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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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		93
(81-91) B		
(69-80) C		75
(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