



ESTATE AGENTS

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Price £265,000

PCM Estate Agents are delighted to present to the market CHAIN FREE this older style THREE BEDROOM SEMI DETACHED HOUSE located on the outskirts of Ore. The property affords well-proportioned accommodation arranged over two floors comprising entrance hallway, living room, kitchen, DINING ROOM, upstairs landing with THREE BEDROOMS and a bathroom.

The property is in need of some updating but does benefit from gas central heating, double glazing and outside, to the rear, is an enclosed PRIVATE GARDEN.

The property is located within reach of amenities located in Ore and also bus routes giving access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your appointment and avoid disappointment.

DOUBLE GLAZED DOOR

Leading to;

ENTRANCE PORCH

UPVC construction with tiled flooring, wooden partially glazed door opening onto;

ENTRANCE HALL

Stairs rising to upper floor accommodation, double glazed window to side aspect, under stairs storage, double radiator, wood effect vinyl flooring, telephone point, wall mounted thermostat control for gas fired central heating, door to

DOWNSTAIRS WC

Low level wc, double glazed window with pattern glass to side aspect.

LIVING ROOM

13'5" x 12'1" (4.09 x 3.68)

Double radiator, coving to ceiling, combination of wall lights and ceiling lights, double glazed window to front aspect.

KITCHEN

10'7" x 8'9" (3.23 x 2.67)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, space for cooker, inset stainless steel sink unit with mixer tap,

space and plumbing for washing machine, part tiled walls, wood effect vinyl flooring, wall mounted boiler, double radiator, part tiled walls, double glazed windows to side and rear aspects, doorway leading to;

DINING ROOM

10'5" max x 10'2" (3.18 max x 3.10)

Wood effect laminate flooring, radiator, coving to ceiling, combination of wall lighting and ceiling lighting, double glazed window to rear aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft area, cupboard under stairs, radiator, door to

BEDROOM ONE

12'2" max x 11'3" max (3.71 max x 3.43 max)

Airing cupboard housing immersion heater, storage cupboard, coving to ceiling, double glazed window to front aspect.

BEDROOM TWO

10'8" max x 10'3" max (3.25 max x 3.12 max)

Radiator, storage cupboard, double glazed window to rear aspect.

BEDROOM THREE

10'5" max x 7'8" max (3.18 max x 2.34 max)

Double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin, low level wc, wood effect vinyl flooring, double glazed obscured glass window to front aspect.

FRONT GARDEN

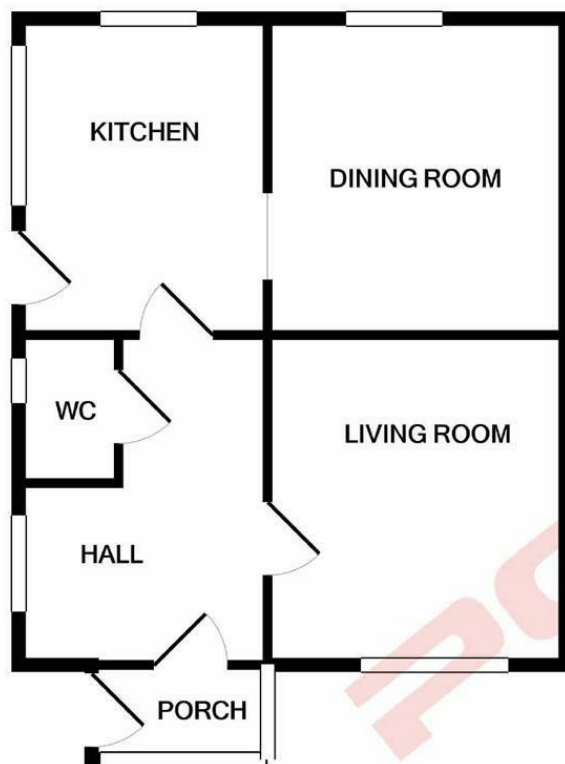
The property is set back from the road, pathway to front door, patio, area of lawn, plants and shrubs.

REAR GARDEN

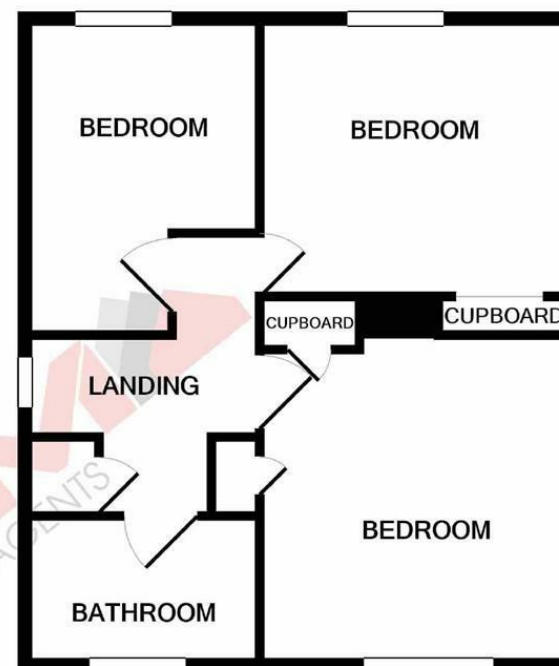
Concrete patio with area of lawn and steps rising to upper tier decked area with wooden summer house and fenced boundaries. Brick built shed accessed via the gardens via a UPVC door benefitting from a UPVC window over-looking the garden.

Council Tax Band: B





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(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	