



ESTATE AGENTS

**257, Harold Road, Hastings, TN35 5NE**

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Tel: 01424 839111

**Offers In Excess Of £225,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE TWO BEDROOM OLDER STYLE TERRACED HOUSE conveniently positioned on this sought-after road within the Clive Vale region of Hastings. Located just a short stroll from a vast range of amenities including Hastings Old Town, popular schooling establishments and also Hastings Country Park.

The property offers modern comforts including gas fired central heating and double glazing. Accommodation is well-appointed and arranged over two floors comprising an entrance hall, BAY FRONTED LOUNGE, kitchen, ground floor bathroom, upstairs landing and TWO LARGE DOUBLE BEDROOMS.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Coving to ceiling, dado rail, stairs rising to upper floor accommodation, door to:

### **LIVING ROOM**

13' into bay x 10'7 (3.96m into bay x 3.23m)

High ceilings, telephone point, radiator, fireplace, television point, double glazed bay window to front aspect.

### **KITCHEN**

14'3 x 10'3 (4.34m x 3.12m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, inset drainer-sink unit, space for cooker, wall mounted boiler, double radiator, walk in pantry style cupboard, space for fridge freezer, double glazed French doors to rear aspect with views and access to the garden, door opening to:

### **UTILITY**

7'9 x 4'2 (2.36m x 1.27m )

Space and plumbing for washing machine, space for fridge freezer, radiator, double glazed window to side aspect, door to:

### **DOWNSTAIRS BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, part tiled walls, tile effect vinyl flooring, extractor fan for ventilation, double glazed windows with obscured glass to rear and side elevations.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors to:

### **BEDROOM**

14'3 x 10'7 (4.34m x 3.23m)

Radiator, two double glazed windows to front aspect, views extending over Harold Road.

### **BEDROOM**

14'2 x 10'8 (4.32m x 3.25m)

Radiator, large storage cupboard with shelving, two double glazed windows to rear aspect with views onto the garden.

### **REAR GARDEN**

Accessed via the kitchen to a lower courtyard with a right of way access for neighbouring properties. There are a few steps up to the main section of garden which is laid to lawn with a decked patio and fenced boundaries.





While 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC