



ESTATE AGENTS

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**Price £375,000**



PCM Estate Agents are delighted to present to the market this ATTRACTIVE THREE BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING, offered to the market CHAIN FREE. Positioned in the very popular CLIVE VALE area, within easy reach of Hastings Old Town, Country Park and local amenities. Occupying a QUIET POSITION with VIEWS from the rear overlooking the Country Park and the East Hill.

Exceptionally well-presented and offering accommodation over two floors comprising LOUNGE with WOOD BURNER, good sized KITCHEN-DINER overlooking the garden, first floor landing, THREE BEDROOMS and a MODERN BATHROOM.

A delightful feature of this property is the WELL-ESTABLISHED GARDEN with VARIOUS FRUIT TREES, VEGETABLES and a VERANDA with GRAPE VINES, offering a plethora of areas to relax and enjoy throughout the day.

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

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

With rose glass inset, leading to:

#### **ENTRANCE HALL**

10'7 x 5'3 (3.23m x 1.60m)

Laminate flooring, coving to ceiling, internet point, radiator, frosted double glazed window to front aspect with stylish shutters, picture rail, under stairs storage space.

#### **LOUNGE**

11'9 max x 12'8 into bay (3.58m max x 3.86m into bay )

Laminate flooring, picture rail, wood burner, radiator, bay window to front aspect with stylish white shutters.

#### **KITCHEN-DINER**

17'8 max x 10'9 (5.38m max x 3.28m )

Fitted with a matching range of eye and base level cupboards and drawers, fitted gas double oven with four ring gas hob, tiled splashbacks, space for large fridge freezer, washing machine, laminate flooring, double radiator, double

glazed windows to rear overlooking the garden and lovely views, double glazed door to a decked area leading to the garden.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, picture rail, thermostat, loft hatch with pull down ladder to a part-boarded loft space, doors to:

#### **BEDROOM**

12'6 into bay x 10'10 max (3.81m into bay x 3.30m max )

Picture rail, radiator, shelving either side of the chimney breast, double glazed bay window to front aspect with stylish white shutters.

#### **BEDROOM**

10'10 x 9'6 (3.30m x 2.90m )

Double glazed window to rear aspect overlooking the garden with far reaching views, two built in cupboards with side of chimney breast, radiator, picture rail.

#### **BEDROOM**

6'10 x 6'4 (2.08m x 1.93m)

Carpeted, picture rail, radiator, double glazed window to front aspect with stylish white shutters.

#### **BATHROOM**

5'9 x 6'4 (1.75m x 1.93m)

Panelled bath with mixer tap and shower over, further shower having rainwater shower head, wc, wash hand basin with vanity unit beneath, tiled flooring, tiled walls, spotlights, double heated towel rail, glazed frosted window to rear.

#### **OUTSIDE - FRONT**

Off road parking for two vehicles.

#### **REAR GARDEN**

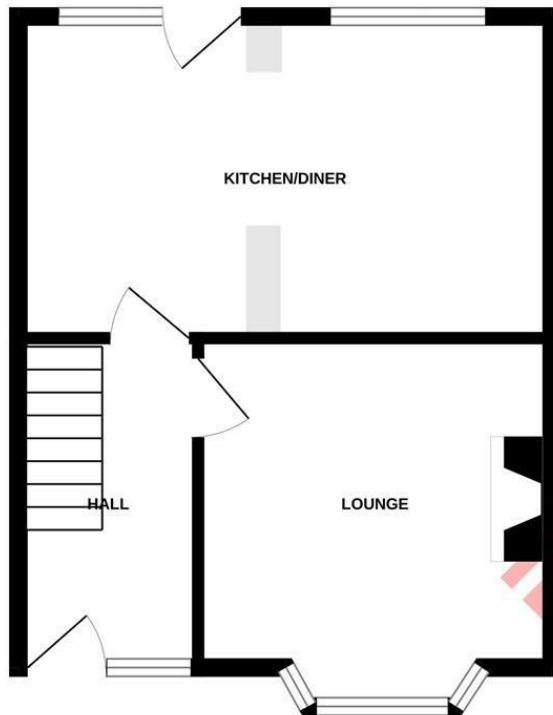
Raised decked area providing plenty of space for seating, steps down to a further decked area, mature garden with an array of fruit and vegetable trees and plants, greenhouse, shed, walkthrough with grape vines, covered area at the end of the garden where you can enjoy the afternoon sun, a lovely space to spend your evenings. There is also an area of storage under the decking with a further door leading to a cellar, offering plenty of storage.

Council Tax Band: C

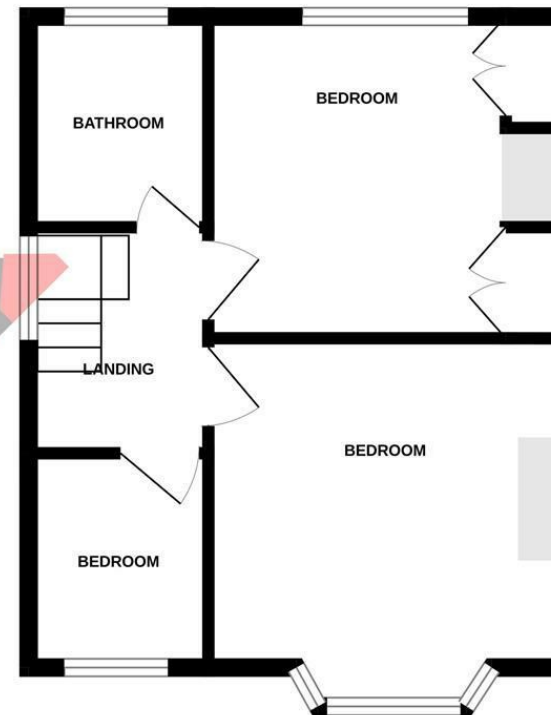




GROUND FLOOR



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) <b>A</b>                          |           | <b>84</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>67</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | 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 |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |