



109, Old London Road, Hastings, TN35 5LY

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Price £399,950

PCM Estate Agents are delighted to offer to the market this FOUR STOREY VICTORIAN TERRACED HOME, located just a short walk from Hastings Old Town and seafront. This NEWLY RENOVATED FIVE/SIX BEDROOM PROPERTY benefits from VERSATILE ACCOMODATION including a CONSERVATORY and UTILITY ROOM.

Accommodation comprises an entrance hall, lounge, TWO BEDROOMS and a bathroom, lower floor hall providing access to a DINING ROOM, kitchen, UTILITY, CONSERVATORY, further BEDROOM and a WET ROOM. To the first floor there are TWO ADDITIONAL BEDROOMS and a SHOWER ROOM, whilst to the second floor there is a LOFT ROOM. The property benefits from gas central heating, VIEWS TO THE EAST HILL, a LOW-MAINTENANCE REAR GARDEN and PRIVATE PARKING to the rear.

Please call now to arrange your viewing of this SPACIOUS SIX BEDROOM VICTORIAN PROPERTY to avoid missing out.

UPVC PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Laminate flooring, double radiator, single radiator, loft hatch, thermostat, fire alarm, doors to:

LOUNGE/ BEDROOM

14'10 max x 14'7 into bay (4.52m max x 4.45m into bay)

Laminate flooring, brick fire surround, cornicing, double glazed bay window to front aspect.

BEDROOM

12'2 x 12'6 (3.71m x 3.81m)

Double glazed window to rear aspect, laminate flooring, cornicing, radiator.

BEDROOM

11'6 into bay x 9'9 (3.51m into bay x 2.97m)

Laminate flooring, coving, radiator, telephone point, double glazed bay window to rear, far reaching views to the East Hill.

BATHROOM

8' max x 6'4 max (2.44m max x 1.93m max)

Tiled surround, tiled flooring, wc, bath with shower attachment, vanity wash hand basin, extractor fan, heated towel rail, frosted double glazed window to side aspect.

LOWER FLOOR HALL

Radiator, storage space beneath the stairs, doors to:

DINING ROOM/ RECEPTION ROOM

18'1 x 9'11 (5.51m x 3.02m)

Laminate flooring, radiator, fire alarm, single glazed windows to the side and rear aspects, door opening to

UTILITY

18'9 x 4'4 (5.72m x 1.32m)

Space and plumbing for washing machine, wall mounted boiler, inset sink. tiled flooring, window to rear overlooking the conservatory.

KITCHEN

11'5 x 6'8 (3.48m x 2.03m)

Tiled flooring, eye and base level cupboards, electric oven with four ring gas hob and extractor over, tiled surround, radiator, inset sink, space for fridge freezer, double glazed window looking into the utility/ lean to.

CONSERVATORY

12'7 x 8' (3.84m x 2.44m)

Tiled flooring, radiator, single glazed surround, door providing access to the rear garden.

BEDROOM/ RECEPTION ROOM

10'9 max x 12'11 max (3.28m max x 3.94m max)

Housing consumer unit, fire alarm system, small double glazed window to front aspect.

WET ROOM

7'3 x 3'2 (2.21m x 0.97m)

Tiled surround, tiled flooring, electric shower, extractor fan.

FIRST FLOOR LANDING

Radiator, double glazed window to rear aspect, laminate flooring, inset spotlights.

BEDROOM

12'3 max x 9'1 max (3.73m max x 2.77m max)

Laminate flooring, coving, inset spotlights, radiator, double glazed window to rear aspect with far reaching views to the East Hill.

BEDROOM

13'2 max x 14'7 into bay (4.01m max x 4.45m into bay)

Double glazed bay window to front aspect, consumer unit, radiator, coving, inset spotlights.

SHOWER ROOM

8' max x 4'11 max (2.44m max x 1.50m max)

Wash hand basin with vanity unit below, further mirrored cupboard above, corner shower enclosure with shower unit and further shower attachment, wc, tiled surround and flooring, extractor fan, heated towel rail.

Stairs rising to:

LOFT ROOM

17'5 max x 15'4 max (5.31m max x 4.67m max)

Access to storage, laminate flooring, Velux window having views to the East Hill.

REAR GARDEN

Good sized area of patio, steps down to a further patio area with gate providing rear access, palm tree, planting beds, fenced boundaries and views to the East Hill.

Council Tax Band: C

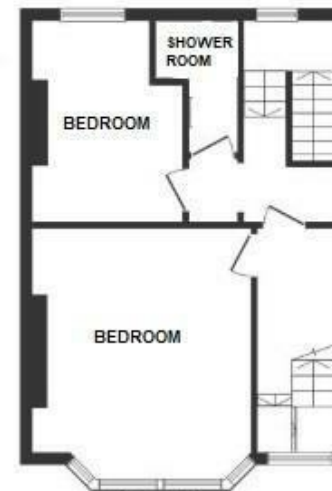




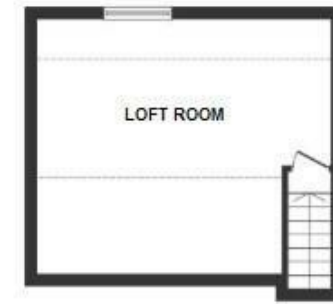
Lower Ground Floor
Floor area 72.0 sq.m.
(775 sq.ft.)



Ground Floor
Floor area 63.9 sq.m. (688
sq.ft.)



First Floor
Floor area 45.5 sq.m. (490
sq.ft.)



Second Floor
Floor area 25.6 sq.m. (275
sq.ft.)

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	