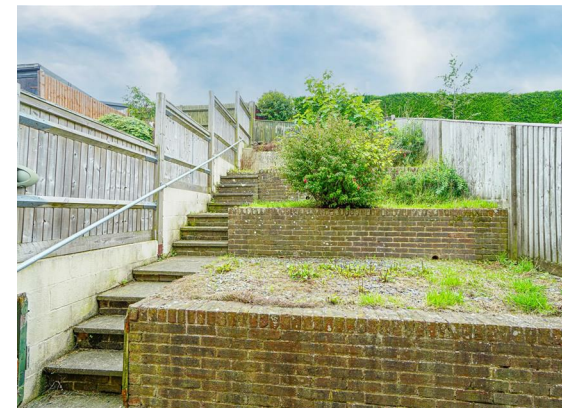




**10, Forest Way, Hastings, TN34 1UW**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £259,950**

PCM Estate Agents are delighted to present to the market an opportunity to secure this STAGGERED THREE BEDROOM, TWO BATHROOM, TERRACED HOUSE located conveniently in this sought-after region of Hastings, just a short walk from Hastings town centre, Linton Gardens and Alexandra Park. Offered to the market CHAIN FREE.

Inside the accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS SHOWER ROOM, LOUNGE-DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a family bathroom. The property benefits from gas fired central heating, double glazing and a TERRACED REAR GARDEN offering ample outside space to enjoy.

Located in a slightly elevated position set back from the road with LOVELY VIEWS extending off the front of the house to Alexandra Park, this MODERN TERRACED THREE BEDROOM HOUSE must be viewed to fully appreciate the space and position on offer.

Please call the owners agents now to book your viewing.

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

Opening to:

#### **ENTRANCE HALL**

Double glazed window to side aspect, tiled flooring, wall mounted boiler, door to shower room and opening to the hallway.

#### **SHOWER ROOM**

Corner walk in shower enclosure with shower, dual flush low level wc, wall mounted wash hand basin with mixer tap and tiled splashback, tiled walls, tiled flooring, ladder style heated towel rail, extractor for ventilation, double glazed obscured glass window to front aspect.

#### **HALLWAY**

Stairs rising to upper floor accommodation, under stairs recess area with meter/storage cupboards, radiator, wood laminate flooring, wall mounted thermostat control for gas fired central heating, door opening to:

#### **LOUNGE-DINER**

15'6 x 13'7 (4.72m x 4.14m)

Coving to ceiling, television point, radiator, wooden fireplace, double glazed French doors with windows either side to rear aspect allowing access and a pleasant outlook onto the garden.

#### **KITCHEN**

12'5 x 9' (3.78m x 2.74m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, tile effect vinyl flooring, coving to ceiling, radiator, ample space for breakfast table, double glazed window to front aspect with pleasant views extending over rooftops towards Alexandra Park.

#### **FIRST FLOOR LANDING**

Storage cupboard, into:

#### **BEDROOM ONE**

14'4 x 9'5 (4.37m x 2.87m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM TWO**

12'3 x 7'6 (3.73m x 2.29m)

Coving to ceiling, radiator, double glazed window to front aspect with pleasant views over rooftops and towards Alexandra Park.

#### **BEDROOM THREE**

10'1 x 5'9 (3.07m x 1.75m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, electric shower over bath, low level wc, pedestal wash hand basin, part tiled walls, airing cupboard, ladder style heated towel rail, double glazed opaque glass window to front aspect.

#### **OUTSIDE - FRONT**

The property occupies a slightly elevated position from the road with steps up to the front door, lawned front garden.

#### **REAR GARDEN**

Terraced with patio abutting the property, steps up to three further usable terraced areas with fenced boundaries.

#### **AGENTS NOTE**

There are solar panels on the roof that contribute towards electricity whilst generating they are owned by Anesco Limited who have a 25 year lease on the roof of which 12 years are remaining.

Council Tax Band: C





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.  
Made with Metropix ©2023

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.

