



104, Clifton Road, Hastings, TN35 5AP

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Price £210,000

PCM Estate Agents are delighted to offer to the market an opportunity to secure this spacious TWO BEDROOM END TERRACED HOUSE located towards the popular Ore Village region of Hastings. The property is offered to the market CHAIN FREE.

Offering SPACIOUS ACCOMMODATION arranged over two floors comprising an entrance hallway, 23ft DUAL ASPECT LOUNGE-DINER, separate MODERN FITTED KITCHEN, first floor landing, TWO DOUBLE BEDROOMS and a family bathroom. The property also benefits from a PRIVATE AND SECLUDED REAR COURTYARD STYLE GARDEN.

Located within close proximity to Ore Village and offers a range of schooling establishments in addition to shops and amenities. The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

VESTIBULE

Door to;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard.

LOUNGE- DINER

23'2" x 11'9" (7.06m x 3.58m)

Dual aspect room with double glazed windows to front and rear aspects, two radiators, television point, wall mounted thermostat control.

KITCHEN

9'5" x 7'4" (2.87m x 2.24m")

Modern and fitted with a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, double glazed window and door to side aspect.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM ONE

15'3" x 11'11" (4.65 x 3.63)

Double glazed windows to front and side aspects, radiator.

BEDROOM TWO

10'10" x 9'10" (3.30m x 3.00m)

Double glazed window to rear aspect, radiator.

BATHROOM

8'9 x 7'9 (2.67m x 2.36m)

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, double glazed obscured window to side aspect.

FRONT GARDEN

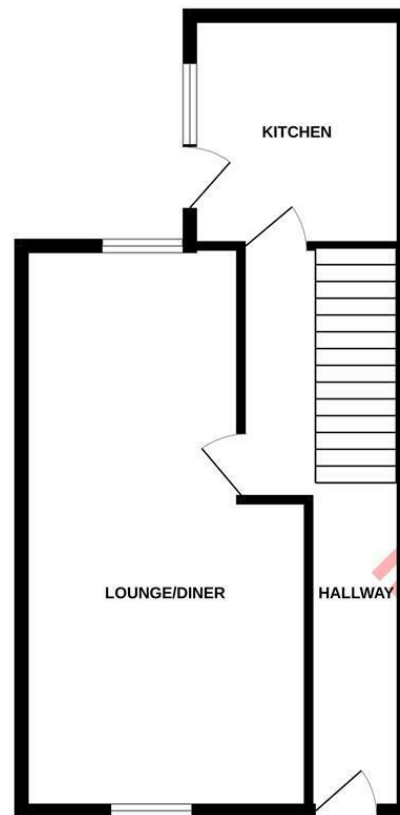
Area of garden in need of cultivation, being lawned with hedging to the sides.

COURTYARD GARDEN

Private and secluded with outside storage shed having window to rear aspect.



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) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		42
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		