



22, Hardwicke Road, Hastings, TN34 3PF

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Offers In Excess Of £230,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE THREE BEDROOM TERRACED HOUSE positioned in this sought-after street within Hastings, within easy reach of Hastings Old Town and nearby local amenities, including popular schooling establishments. The property has LOVELY TOWNSCAPE VIEWS off the back of the house towards Clive Vale and the East Hill.

Inside, the property offers accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, interconnecting DUAL ASPECT LOUNGE-DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. The property offers modern comforts including gas fired central heating, double glazing and an ENCLOSED GARDEN with a decked patio abutting the property and a further section of outdoor space, in need of some cultivation and landscaping.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation under stairs recessed area, double radiator, dado rail, built in storage cupboard.

DOWNSTAIRS WC

Low level wc, radiators, built in storage, wall mounted consumer unit for the electrics.

LOUNGE

11' x 11' (3.35m x 3.35m)

Double radiator, fireplace, television point, double glazed window to front aspect, open plan to:

DINING ROOM

11'8 x 10'3 (3.56m x 3.12m)

Double radiator, double opening to kitchen, double glazed French doors to rear aspect with views and access onto the garden.

KITCHEN

8'10 x 6'9 (2.69m x 2.06m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, part tiled walls, double glazed window to rear aspect with pleasant views over the garden and far reaching townscape views beyond.

FIRST FLOOR LANDING

Cupboard over stairs, doors opening to:

BEDROOM

12' x 9'8 (3.66m x 2.95m)

Fireplace, double radiator, double glazed window to rear aspect having pleasant townscape views across to the East Hill.

BEDROOM

11'8 x 10'7 (3.56m x 3.23m)

Double radiator, double glazed window to front aspect.

BEDROOM

8'3 x 7'1 (2.51m x 2.16m)

Radiator, double glazed window to rear aspect having views over the garden and far reaching townscape views beyond, views to the East Hill.

BATHROOM

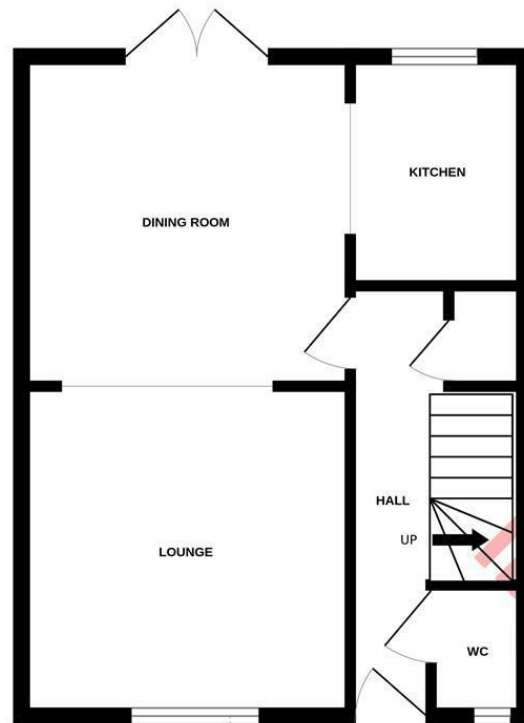
Panelled bath with mixer tap and shower attachment, glass shower screen dual flush low level wc, pedestal wash hand basin, wall mounted cupboard concealed boiler with additional storage space, double glazed pattern glass window to front aspect.

REAR GARDEN

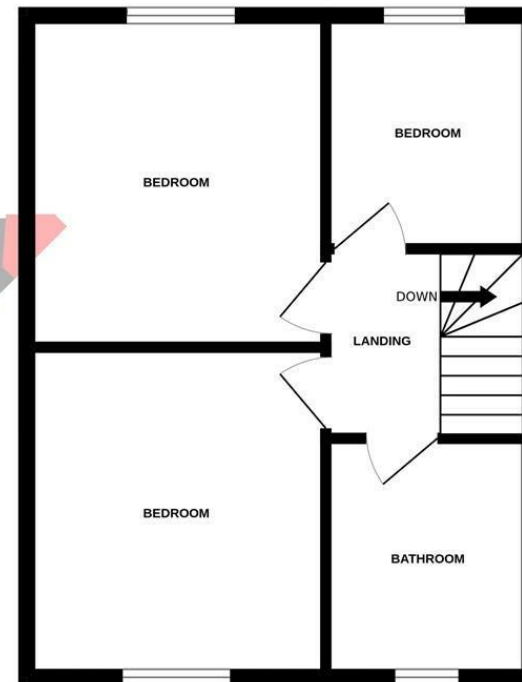
Decked patio abutting the property opening up onto the main section of garden which is in need of some cultivation and offers potential for landscaping, views across to the East Hill.



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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