



ESTATE AGENTS

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Offers In Excess Of £280,000

PCM Estate Agents are delighted to offer for sale this EXTREMELY SPACIOUS THREE BEDROOM, TWO RECEPTION ROOM, MID TERRACED PERIOD HOME, conveniently located in this sought after road within Hastings on the outskirts of the West Hill, within easy reach of local schooling making this an ideal family home.

The house boasts spacious and versatile accommodation comprising an entrance hall, LOUNGE, SEPARATE DINING ROOM, kitchen, three good size first floor bedrooms, MODERN BATHROOM SUITE and a SPACIOUS LOFT ROOM. To the rear of the property there is a PRIVATE REAR GARDEN, ideal for seating and entertaining.

The property is conveniently located within easy reach of the green spaces of the West Hill, Ore Train Station and local shops.

Please call the owners agents now to arrange your viewing on this ideal family home.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, built in storage cupboard and shelving.

LOUNGE

12'8 x 11' (3.86m x 3.35m)

Double glazed window to front aspect, radiator. Door to:

DINING ROOM

11'6 x 10'5 (3.51m x 3.18m)

Double glazed double doors opening to rear aspect leading out to the garden, built in storage cupboards and shelving, radiator. Doorway to:

KITCHEN

9'2 x 7'9 (2.79m x 2.36m)

Comprising a range of eye and base level units with work surfaces over, stainless steel inset sink with flexi mixer tap, four ring gas hob with extractor over and oven below, space and plumbing for washing machine, space and

plumbing for dishwasher, double glazed window to side aspect, under stairs storage area,

FIRST FLOOR LANDING

Stairs rising to loft room, under stairs storage cupboard, radiator.

BATHROOM

9'5 x 7'9 (2.87m x 2.36m)

Modern suite comprising p-shaped panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin with tiled splashback and storage below, storage cupboard housing boiler, double glazed obscure glass window to rear aspect, chrome ladder style radiator, extractor fan.

BEDROOM

12' x 9'4 (3.66m x 2.84m)

Double glazed window to rear aspect, radiator.

BEDROOM

12'5 x 8'3 (3.78m x 2.51m)

Double glazed window to front aspect, radiator.

BEDROOM

12'5 x 5'11 (3.78m x 1.80m)

Double glazed window to front aspect, radiator.

SECOND FLOOR LANDING

Storage cupboard. Door to:

LOFT ROOM

12'3 x 10'9 (3.73m x 3.28m)

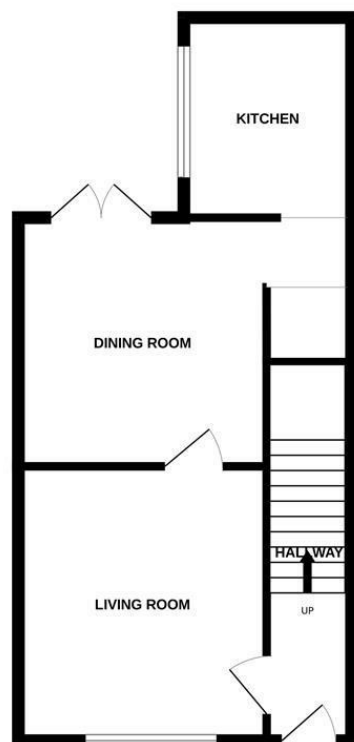
Velux window to rear aspect.

REAR GARDEN

The property enjoys a private rear garden comprising a patio area and decking ideal for seating and entertaining, large storage shed, enclosed fenced boundaries.



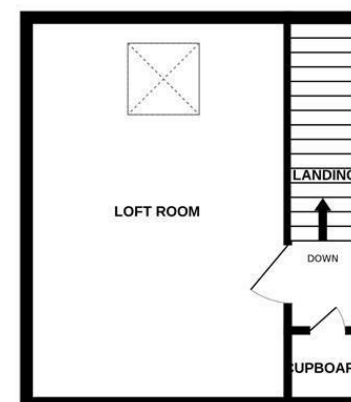
GROUND FLOOR



1ST FLOOR



2ND 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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