



ESTATE AGENTS

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Price £270,000

PCM Estate Agents are delighted to offer for sale this well-presented TWO DOUBLE BEDROOM MID TERRACED HOME located on the sought-after region of Hastings with a LARGE REAR GARDEN.

The property offers spacious accommodation throughout comprising an entrance vestibule, hallway, LOUNGE with FEATURE LOG BURNER, separate DINING ROOM, kitchen which leads to the garden, first floor landing, TWO GOOD SIZED DOUBLE BEDROOMS in addition to a bathroom suite. A particular feature of the property is its LARGE REAR GARDEN which enjoys a SUNNY ASPECT and provides ample space for outdoor seating and entertaining.

The property is conveniently located on the outskirts of the West Hill, within easy reach of both Hastings town centre and Ore Village with their railway stations in addition to the picturesque Alexandra Park and Hastings historic Old Town.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door to:

ENTRANCE HALLWAY

Split level with stairs rising to the first floor accommodation, under stairs storage cupboard, space for fridge freezer, wall mounted thermostat control, radiator.

LOUNGE

11'4 x 10'8 (3.45m x 3.25m)

Working wood burning fireplace with tiled hearth, radiator, double glazed window to front aspect, open plan to:

DINING ROOM

10'8 x 9'7 (3.25m x 2.92m)

Double glazed window to rear aspect overlooking the garden, radiator.

KITCHEN

9'5 x 7'2 (2.87m x 2.18m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, inset butler sink with mixer tap, space and plumbing for washing machine, integrated dishwasher, double glazed windows to side and rear aspects enjoying a pleasant outlook over the garden, wall mounted gas fired boiler, radiator, part glazed door to side aspect.

FIRST FLOOR LANDING

Leading to:

BEDROOM

14'11 x 10'9 (4.55m x 3.28m)

Double glazed window to front aspect, radiator.

BEDROOM

10'8 x 9'7 (3.25m x 2.92m)

Double glazed window to rear aspect, radiator.

BATHROOM

9'6 x 6' (2.90m x 1.83m)

P shaped panelled bath with mixer tap, shower attachment, shower screen, wc, wash hand basin with storage below, separate built in storage cupboard, radiator, part tiled walls, double glazed obscured window to side aspect.

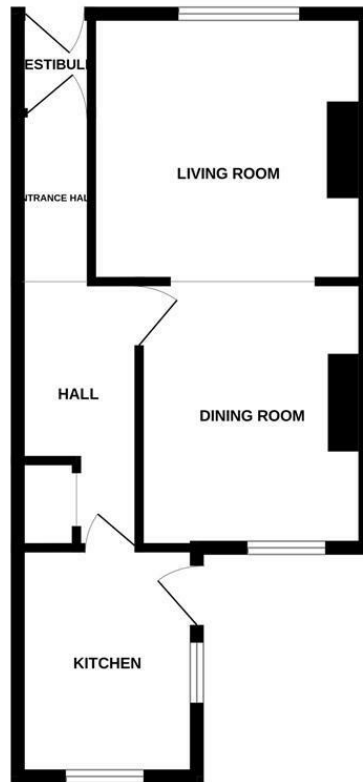
REAR GARDEN

Generously sized and private, enjoying a sunny aspect and featuring two large patio areas providing ample space for seating and entertaining. The garden also features a range of mature shrubs, plants and trees, enclosed fenced and walled boundaries,

Council Tax Band: A



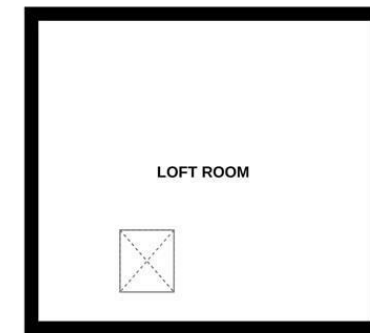
GROUND FLOOR



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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