



ESTATE AGENTS

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Price £249,995

PCM Estate Agents welcome to the market an opportunity to acquire this TWO BEDROOM TERRACED MODERN HOUSE conveniently positioned on this quiet cul-de-sac on the outskirts of Hastings, bordering the West Hill region of the town.

Offering well-appointed accommodation over two floors comprising a porch onto a LOUNGE-DINING ROOM, kitchen and CONSERVATORY with PLEASANT VIEWS and access onto the garden, whilst upstairs the landing provides access to TWO DOUBLE BEDROOMS and a bathroom. The property has gas fired central heating, double glazing and OFF ROAD PARKING.

Conveniently positioned within easy reach of Hastings town centre, Alexandra Park and the West Hill. Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

PORCH

Part brick construction with wood laminate flooring, double glazed window to side aspect, further partially glazed wooden door opening to:

LIVING ROOM

16' x 13'2 (4.88m x 4.01m)

Stairs rising to upper floor accommodation, under stairs storage cupboard, wood laminate flooring, coving to ceiling, radiator, television point, marble fireplace with in set gas living flame fire, double glazed window to front aspect, door to:

KITCHEN

12'6 x 9'2 (3.81m x 2.79m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for under counter fridge freezer, radiator, breakfast bar, wall mounted boiler, coving to ceiling, part tiled walls, double glazed window and door to rear aspect opening into:

CONSERVATORY/ DINING ROOM

11'2 x 10'6 (3.40m x 3.20m)

Part brick construction with double glazed windows to both side and rear elevations, double glazed French doors opening to the garden, polycarbonate roof, lighting, power points, radiator.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, wood laminate flooring, doors leading to:

BEDROOM

10'6 x 9'10 (3.20m x 3.00m)

Wood laminate flooring, built in wardrobes, radiator, double glazed window to rear aspect having a townscape views to the rear.

BEDROOM

12'7 x 7'2 (3.84m x 2.18m)

Radiator, wood laminate flooring, double glazed window to front aspect.

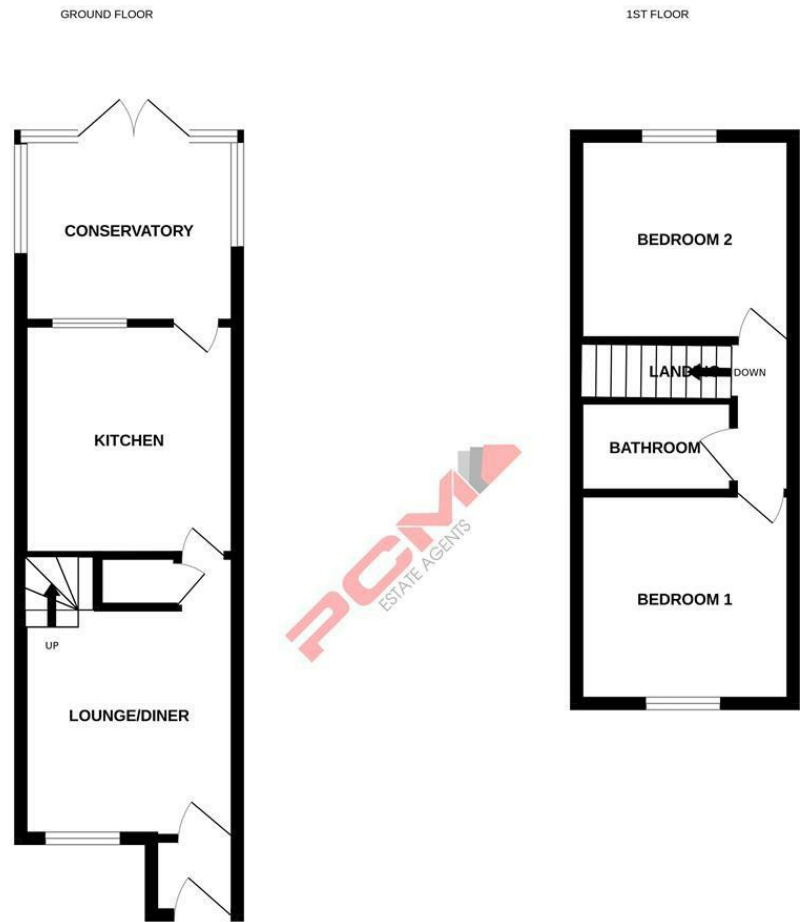
BATHROOM

Panelled bath with mixer tap, low level wc, pedestal wash hand basin, part tiled walls, radiator.

REAR GARDEN

Landscaped and terraced with several seating areas, fenced boundaries, established plants and shrubs.





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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		